

## MINUTES OF COMMITTEE MEETING

October 24, 2011

7:00 p.m.

### DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE:    1)    Case Number 11ZBA-08/Callahan Variation – 130 N. Larch Avenue  
Request for front yard setback and lot coverage variations for the purpose of constructing an unenclosed front porch on property commonly known as 130 N. Larch Avenue (PIN 06-02-219-014)
- 2)    Case Number 11ZBA-09/Skvarla Variation – 470 E. Vallette  
Request for interior side yard variations for the purpose of constructing a detached one-car garage on property commonly known as 470 E. Vallette (PIN 06-12-412-009)
- 3)    Other Business

Committee Members Present:   Morley, Polomsky, Leader

Committee Members Absent:   None

City Staff Present:            Werner

Elected Officials Present:     Bram (part time)

Others Present:Whistler

Chairman Morley called the meeting to order at 7:00 p.m. and opened the meeting to public forum. There was no one in the audience who wished to address the Committee. Chairman Morley then closed the Public Forum portion of the meeting.

Chairman Morley requested, and the Committee agreed, to switch the agenda items and discuss Agenda Item #1, Case # 11ZBA-09/Skvarla Variation first.

Agenda Item #2 – Case # 11ZBA-09/Skvarla Variation 470 E. Vallette Street

The Committee reviewed the Zoning and Planning Commission report dated October 17, 2011 recommending approval of the request for interior side yard variations for the purpose of constructing a detached one-car garage. The Committee also reviewed the application materials and the transcripts of the public hearing. After discussion, the Committee agreed with the findings of the Zoning and Planning Commission and voted unanimously to recommend that the City Council approve this request.

Agenda Item #1 – Case # 11ZBA-08/ Callahan Variation – 130 N. Larch Avenue

Chairman Morley opened the discussion of this request for front yard setback and lot coverage variations. The Committee discussed the two aspects of this case: the request for front yard setback variation, and the request for lot coverage variation noting that the request for front yard setback was not an issue. The Committee agreed that the proposed setback is appropriate for that side of the 100 block of Larch Avenue.

The Committee then discussed the request for increased lot coverage of 1.45%, from 30% to 31.45%. The proposed porch would exceed the allowable lot coverage of 2,250 square feet by 109 square feet, for a total of 2,359 square feet. The Committee discussed the merits of this request as it applies to this specific property; however, the Committee noted that an approval of lot coverage in excess of 30% would be precedent setting. The Committee discussed the idea that front porches be excluded from the lot coverage calculations; other communities allow the first 200 square feet of a front porch to be excluded from lot coverage calculations.

The Committee agreed to continue the discussion of this case at their next regular meeting on November 14, 2011. In addition, the Committee will schedule an on-site visit to 130 N. Larch later this week or early next week.

Other Business – Chairman Morley stated that the request for a Bicycle Parking Ordinance was postponed to November 14, 2011 at the request of Bike Task Force Chairman Bob Hoel who could not attend tonight's meeting.

The meeting was adjourned at 8:45 p.m.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator