

MINUTES OF THE MEETING
OF THE
DECATUR ZONING BOARD OF APPEALS

Thursday, June 9, 2016, 4:00 P.M.
City Council Chamber, Decatur Civic Center

The June 9, 2016 meeting of the Decatur Zoning Board of Appeals was called to order at 4:00 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Chairman Barry Goodman who determined a quorum was present.

Members Present: Kim Aukamp, Tom Brinkoetter, Julie Gahwiler,
Chris Harrison, Barry Goodman

Members Absent: Erv Arends, Eileen Milligan

Staff Present: Suzy Stickle, Joselyn Stewart, Amy Waks,
Patrick Hoban, Janet Poland

It was moved and seconded (Aukamp/Brinkoetter) to approve the minutes of the May 12, 2016 meeting of the Zoning Board of Appeals. Motion carried unanimously.

New Business

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| Cal. No. 16-03 | Petition of DECATUR AREA HABITAT FOR HUMANITY for a variance to reduce the minimum front yard setback from 25 feet to 10 feet along South McClellan Avenue and from 25 feet to 19 feet along West Wood Street to allow for the construction of a single family residence at 1398 WEST WOOD STREET. |
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Ms. Suzy Stickle was sworn in by Mrs. Janet Poland.

Ms. Stickle read the recommendation of staff:

The vacant subject site is approximately 4,519 square feet and located at the northeast corner of West Wood Street and South McClellan Avenue commonly known as 1398 West Wood Street.

The subject site has remained as a vacant parcel for a number of years.

The petitioner is requesting variation from the provisions of the Zoning Ordinance to allow for the construction of a 1,120 square foot single family residence.

The required front yard setback for this property is twenty-five (25) feet. The petitioner is requesting to reduce the required front yard setbacks along South McClellan Avenue from twenty-five (25) feet to ten (10) feet and along West Wood Street from twenty-five (25) feet to nineteen (19) feet.

The petitioner is requesting the variances in order to construct a single family residence with porches on the west side as well as the south side of the proposed structure.

The Zoning Board of Appeals can grant variances for the reduction of setbacks when it will not create a safety hazard will not be detrimental to the overall health, safety or welfare of the neighborhood or to the City as a whole and the variance is found to be in harmony with the intent of the Zoning Ordinance and the Comprehensive Plan.

A single family residence with porches having front yard setbacks reduced along both South McClellan Avenue and West Wood Street being ten (10) feet and nineteen (19) feet respectively will not adversely affect the neighboring properties or the general area as the neighboring properties have comparable setbacks.

Granting a variance for the single family residence will not alter the essential character of the locality. The single family residence will not impair the adequate supply of light and air to adjacent properties; it will not increase congestion of the area or endanger public safety; and the request is in harmony with the intent of the Zoning Ordinance and the Comprehensive Plan.

Staff recommends approval of the variances.

The Zoning Board can approve the variance requests as presented, deny the variance requests or modify the requests as appropriate.

Mrs. Sharon Samuelson, representative, was sworn in by Mrs. Poland.

Mrs. Samuelson stated she works with the Decatur Area Habitat for Humanity and helped prepare the petition. Millikin has donated this property to Habitat for Humanity and they are planning on building a house in conjunction with Dennis Lab School. The standard house they build is a 40 foot by 28 foot footprint with a small side porch and a front porch. The house is being positioned similar to the houses on Wood Street and McClellan Avenue.

There were no questions and no objectors present.

It was moved and seconded (Harrison/Gahwiler) to approve Cal. No. 16-03 as requested by the petitioner. Motion carried unanimously.

There being no further business, it was moved and seconded (Gahwiler/Harrison) to adjourn the meeting. Motion carried unanimously. Chairman Goodman declared the meeting adjourned at 4:06 P.M.