

MINUTES OF THE MEETING
OF THE
DECATUR ZONING BOARD OF APPEALS

Thursday, December 8, 2016, 4:00 P.M.
City Council Chamber, Decatur Civic Center

The December 8, 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: Erv Arends, Kim Aukamp, Julie Gahwiler,
 Chris Harrison, Barry Goodman

Members Absent: Tom Brinkoetter, Eileen Milligan

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

It was moved and seconded (Gahwiler/Harrison) to approve the minutes of the June 9, 2016 meeting of the Zoning Board of Appeals. Motion carried unanimously.

New Business

Cal. No. 16-04	Petition of MAX RENTFROW for a variance to reduce the minimum side yard setback from ten (10) feet to three (3) feet allow for the construction of an attached garage at 1428 WEST GLENN DRIVE.
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Ms. Suzy Stickle was sworn in by Mrs. Janet Poland.

Ms. Stickle read the recommendation of staff:

The subject site is approximately 0.39 acres and located at 1428 West Glenn Drive. The lot is improved with a single family residential structure with an attached one (1) car garage and an accessory structure.

The single family structure is currently situated on the property so that the existing attached garage is located on the west side with a concrete driveway. The structure is approximately 25 feet from the west side property line and 38 feet from the south property line.

The petitioner is requesting variation from the provisions of the Zoning Ordinance to allow for the construction of an attached two (2) car garage. The proposed garage addition is 484 (22' X 22') square feet to be constructed adjacent to the west side of the current attached one (1) car garage with a side yard setback of three (3) feet. The required side yard setback for this property is ten (10) feet.

The petitioner is requesting the variance as the property and structure are currently designed that the logical expansion of an attached garage would be located on the west side adjacent to the current attached garage.

The portion of the driveway leading to the current garage is paved with concrete and the western portion of the driveway leading to the location of the proposed garage is currently aggregate. The aggregate driveway will be required to be paved with asphalt or concrete.

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.

The addition of a two (2) garage attached garage located three (3) feet from the west property line should not adversely affect the neighboring properties or the general area.

Granting a variance for the attached two (2) car garage should not alter the essential character of the locality. The attached garage should 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 variance with the following condition:

1. The driveway leading to the proposed garage will be required to be paved with asphalt or concrete.

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

Mr. Chris Harrison asked how far from the property line the garage will be built. Ms. Stickle stated no less than three (3) feet.

Mr. Max Rentfrow, petitioner, was sworn in by Mrs. Poland.

Mr. Rentfrow said he has a three (3) bedroom house with a very small one (1) car garage. His pick-up truck will not fit in the garage. He would like to have more room in the garage.

Mr. Harrison asked if Mr. Rentfrow's neighbors had any concerns. Mr. Rentfrow said the neighbors he spoke with do not have a problem with the project.

There were no objectors present.

It was moved and seconded (Gahwiler/Arends) to approve Cal. No. 16-04 as presented by staff. Motion carried unanimously.

Ms. Stickle stated there will not be a Zoning Board meeting next month.

There being no further business, it was moved and seconded (Harrison/Gahwiler) to adjourn the meeting. Motion carried unanimously. Chairman Goodman declared the meeting adjourned at 4:08 P.M.