

# *Zoning Board of Appeals Agenda*

**Regular Meeting  
Thursday, March 14, 2013**

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## ***Roll Call***

***Approval of the Minutes from the previous meeting.***

***Appeal:*** 2729 801 LAPORTE AVE

The variance will reduce the rear yard setback from 15 feet to 5 feet. The variance is requested in order to construct a 2 car detached garage (accessory building without habitable space) at the rear of the property.

***Code Sections:*** 4.7(E)(3)

***Petitioner:*** John Engel

***ZoningDistrict*** NCL

***Appeal:*** 2730 403 Stoney Brook Rd

The variance will reduce the required street side setback from San Juan Drive from 15 feet to 14 feet 3 inches in order to allow a new house to be constructed on this corner lot.

***Code Sections:*** 3.5.2(D)(2)

***Petitioner:*** Journey Homes

***ZoningDistrict*** LMN

***Appeal:*** 2731 1510 Whedbee St

The variance will reduce the required side yard setback along the south lot line from 5 feet to 2 feet 3 inches in order to allow the existing roof of the converted garage to be extended 4 feet to the west. The 4 foot roof expansion will line up with the existing roof, which is already at a 2 foot 3 inch setback.

***Code Sections:*** 4.7(E)(4)

***Petitioner:*** Robert & Kristin Kirkpatrick

***ZoningDistrict*** NCL

***Appeal:*** 2732 3299 Glacier Creek Dr

The variance will reduce the required street side setback along Wagon Trail Road from 15 feet to 14 feet in order to allow a new detached single family home to be constructed on the lot.

***Code Sections:*** 3.5.2(D)(2)

***Petitioner:*** Ceri Jones

***ZoningDistrict*** LMN

***Appeal:*** 2733 624 E Elizabeth St

The variance will increase the maximum allowed floor area for a detached accessory building from 600 square feet to 702 square feet, and will allow the maximum eave height of the west wall of the accessory building to be 16 feet 8 inches instead of 10 feet. The variances are requested in order to construct a one-story addition to the existing 450 square foot garage and to change the roof orientation to accommodate roof-mounted solar panels.

***Code Sections:*** 4.7(D)(4), 4.7(F)(2)(b)(2)

***Petitioner:*** Mike & Kelsey Nosler

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*Other Business:*

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