



ZONING BOARD OF APPEALS

City Council Chambers - 300 LaPorte Ave

Thursday, June 13, 2013 - 8:30 a.m.

SUMMARY AGENDA

Roll Call and Approval of the Minutes from the previous meeting

Appeal # 2734 529 W Mountain Ave
Petitioner Fred Abramowitz and Amy Hayes
Zoning District NCM
Code Section 4.8(E)(3) and (E)(4), 4.8(D)(5)

The variance will:

- 1) reduce the required rear yard setback along the south lot line from 15 feet to 1 foot 1 inch
- 2) reduce the required side yard setback from the east lot line from 5 feet to 0 feet
- 3) reduce the side yard setback from the west lot line of the back corner portion of the lot from 5 feet to 2 feet

The variance will also increase the amount of floor area allowed in the rear half of the lot from 1147 square feet (lot area ratio of .33) to 1447 square feet (lot area ratio of .416). The variances are requested in order to allow a 270 square foot greenhouse addition to be constructed onto the south side of the existing detached building at the southeast corner of the lot.

Appeal # 2735 601 W Mountain Ave
Petitioner Steve Josephs
Zoning District NCM
Code Section 4.8(D)(5), 4.8(E)(4)

The variance will increase the required floor area ratio for the rear half of the lot (the south half) from .33 to .34 and reduce the required rear yard setback along the south lot line from 15 feet to 3 feet. The variances are requested in order to allow a new, detached one-car garage to be constructed in the southwest corner of the lot.

Appeal # 2736 417 N Grant Ave
Petitioner Julianna and Torey Lenocho
Zoning District NCM
Code Section 4.8(D)(1), 4.8(E)(1)

The variance will reduce the required minimum lot area from 5000 square feet to 4900 square feet and reduce the required minimum lot width from 40 feet to 35 feet in order to allow the existing parcel (9800 square feet, 70 foot wide) to be put back to its original platted condition of two 4900 square foot lots and two 35 foot wide lots (see Appeal 2737 for similar variance for the other half of the existing parcel).

Appeal # 2737 419 N Grant Ave
Petitioner Julianna and Torey Lenocho
Zoning District NCM
Code Section 4.8(D)(1), 4.8(E)(1)

The variance will reduce the required minimum lot area from 5000 square feet to 4900 square feet and reduce the required minimum lot width from 40 feet to 35 feet in order to allow the existing parcel (9800 square feet, 70 foot wide) to be put back to its original platted condition of two 4900 square foot lots and two 35 foot wide lots (see Appeal 2736 for similar variance for the other half of the existing parcel).

Appeal # 2738 2244 Marshfield Ln
Petitioner Journey Homes
Zoning District LMN
Code Section 3.5.2(D)(3)

The variance will reduce the required minimum side yard setback along the north lot line from 5 feet to 4.79 feet in order to allow a new house to be constructed on the lot.

Appeal # 2739 2536 Banbury Ln
Petitioner Journey Homes
Zoning District LMN
Code Section 3.5.2(D)(2), 3.5.2(D)(3)

The variance will:

- 1) reduce the required minimum front yard setback from 15 feet to 11 feet for the front porch only; the rest of the house complies with the setback requirement
- 2) reduce the minimum required setback from the garage door to the sidewalk from 20 feet to 15 feet
- 3) reduce the minimum required rear yard setback from 8 feet to 6 feet 7 inches

The variances are requested in order to allow the construction of a new house on the lot.

Other Business: