



## ZONING BOARD OF APPEALS

City Council Chambers - 300 LaPorte Ave

Thursday, September 12, 2013 - 8:30 a.m.

### SUMMARY AGENDA

#### ***Roll Call***

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

***Appeal:*** 2744 303 Wayne St.

The variance will increase the allowed floor area ratio in the rear half of the lot (the west half) from .25 to .475 (the existing ratio is .413, so the actual increase is from .413 to .475). Additionally, the variance will reduce the required minimum rear yard setback along the west lot line from 15 feet to 9 feet, and reduce the required minimum street side setback along Akin Ave. from 15 feet to 13.1 feet in order to allow a 128 square foot one-story addition onto the north side of the house. The addition will consist of a 44 square foot master bedroom expansion and an 84 square foot relocated basement stairway.

***Code Sections:*** 4.7(D)(3), 4.7(E)(3), 4.7(E)(4)

***Petitioner:*** Tom Taylor

***Zoning District:*** NCL

***Appeal:*** 2745 1109 W Oak St.

The variance will increase the maximum height allowed for a detached building from the permitted 24 feet to a proposed height of 30 feet 8 inches. The variance is requested in order to allow a new two-story, 2-car garage to be constructed with a steeply pitched roof that matches the roof pitch of the existing house.

***Code Sections:*** 4.7(F)(2)(a)(2)

***Petitioner:*** W.J. Frick

***Zoning District:*** NCL

***Appeal:*** 2746 908 Sycamore St.

The variance will reduce the required minimum front setback from 15 feet to 14 feet and reduce the required minimum rear yard setback from 15 feet to 5 feet in order to allow a portion of the existing house to be removed and replaced with a 2-story addition. Only the rear northeast corner of the addition will be at a 5 foot rear setback. The setback increases to the west as the angled rear lot line moves further away from the house. The front setback reduction is requested in order to allow a 4 foot covered front porch.

***Code Sections:*** 4.8(E)(2), 4.8(E)(3)

***Petitioner:*** Ed Schneider

***Zoning District:*** NCM

**Appeal:** 2747 2451 S. Timberline Rd.

The variance will allow a housing project ID sign to be placed at a location other than at an exclusive entry into the project. Specifically, the variance will allow a 35 square foot ID sign for The Trails at Timberline multi-family project to be located at the northwest corner of Drake and Timberline.

**Code Sections:** 3.8.7(C)(1)(f)

**Petitioner:** Norris Design

**Zoning District:** MMN

**Appeal:** 2748 637 Peterson St.

The variance will reduce the required minimum rear yard setback from the west lot line from 15 feet to 5 feet and allow the maximum allowed eave height along the side lot lines to be increased from 10 feet to 19 feet 2 inches in order to allow a new detached 2-car garage to be constructed in the rear of the lot. The new garage will replace the existing garage, but will be located further towards the rear lot line.

**Code Sections:** 4.8(E)(3), 4.8(F)(2)(b)(2)

**Petitioner:** David Hansen

**Zoning District:** NCM

**Other Business:**