

**ZONING BOARD OF APPEALS
AND PUBLIC HEARING MINUTES**

October 14, 2014
Council Chambers

Chairman Bosanac called the meeting to order at 7:00 p.m.

Call to Order.

Chairman Bosanac called the meeting to order and advised appellants that the Zoning Board of Appeals is a nine member board and tonight there are eight members present. The board consists of seven citizens at large, one council person and a representative from the Monroe Citizens Planning Commission. If an appellant would like to wait until there is a full complement of the board, the hearing can be postponed until the next scheduled meeting of the Board.

Appellant wished to proceed.

Roll Call:

Present: Commissioner Bill Kipf
Commissioner Sandra May
Commissioner George O'Dell
Commissioner Susan Iott
Chairman Michael Bosanac
Commissioner Bettie Dickerson
Commissioner Ken Miller
Councilman Jeff Hensley

Excused: Commissioner McGhee

Guests: Florence Buchanan

Staff: Matt Wallace, City Planner
Denise Palmer, Department Aid
Keith Woodcock, Building Official

Pledge of Allegiance

Chairman Bosanac led the pledge.

Minutes & Agenda

A motion was made by Commissioner Miller and second by Commissioner Dickerson to approve tonight's agenda and minutes of the September 09, 2014 meeting.

Motion carried unanimously.

New Business

Case #ZBA 14-011– 119 N. Tremont Street. – Assessor’s Parcel #69-00018-000.

Owner: Florence Buchanan

Request from Florence Buchanan seeking to construct a garage requiring a variance of twenty nine feet three inches (29’ 3”) for the rear yard setback, a variance of two (2) feet for the side yard setback, and a variance of two hundred three (203) square feet for the maximum lot coverage, of § 720-44, Schedule of Area, Height, Width and Setback Regulations (Monroe Code), which requires a thirty-five (35) foot rear yard setback, a five (5) foot side yard setback and a maximum lot coverage of thirty percent (30%) respectively.

Staff Report

The staff analysis was read into the record by Matt Wallace.

Applicant Comments

Florence Buchanan discussed her reasons for needing a garage at the property.

Public Hearing

Chairman Bosanac opened the public hearing.

Ms. Palmer read into the record a letter from Loretta Guzzi, 131 Tremont Street. Giving her approval of the proposed garage construction at 119 Tremont Street.

Keith Woodcock, Building Official informed the board of a section in the Building Code that will require part of the garage to be one hour fire rated. Anything less than five feet (5) from one building to another requires a one hour fire resistant rating on the exterior walls. 2009 Residential Building Code § R-302.

With no one else wishing to speak Chairman Bosanac closed the public hearing.

Board Discussion

Chairman Kipf questioned if the front of the garage was going to be even with the neighbor’s garage.

Discussion was held on lot size. This lot is a substandard lot.

Discussion was held on a lot of other parcels in the neighborhood not in conformity either.

Commissioner Kipf brought to attention the possible lack of emergency personnel having access to the property if variances were granted.

Discussion was held.

Commission Action

A motion was made by Commissioner Kipf, Second by Commissioner Miller
To allow the appellant to build a garage 20 foot wide by 24 foot deep with a separation of 4' foot
6" between the buildings.

Motion carried unanimously.

Commissioner Kipf amended his original motion, Second by Commissioner Miller, to allow the
appellant to build a garage that measures 20 by 24 feet utilizing the setbacks from the rear and
side property line as put forth in submitted drawing and maintaining a separation of four foot (4')
six inches (6") between the buildings, a lot coverage variance of one hundred fifty five feet (155)
square feet. Based on practical difficulties D, F, and G in the Staff Analysis.

Motion carried unanimously.

Old Business

None

Communications

Ms. Palmer notified the board the meeting scheduled on November 18, 2014 will be cancelled,
due to no cases to be heard.

Public Comment

None

Board Comments

None

Adjournment

With no one else wishing to comment Chairman Bosanac asked for a motion to adjourn.

Motion to adjourn by Commissioner Iott, Second by Commissioner May.

Motion carried unanimously

The meeting was adjourned at 7:40 p.m.