

MINUTES

Zoning Board of Appeals Regular Meeting November 8, 1999

Present: Jerry Bierschbach, Ray Colville, Ken Devergilio
Absent: George Colby, Howard Slasor
Guests: Ed Spayd - Zoning Administrator

1. Meeting called to order at 4:00 P.M.
2. Minutes of the September 13, 1999 meeting were approved as distributed.
3. There were no public comments on non-agenda items.
4. There was no old business.
5. Under New Business we had one public hearing. The details (i.e. applications, letters, and supporting materials) may be found in the zoning files. The result was as follows:
 - a. **Variance request #99-8 submitted by Ronald C. Barnes of 876 Pueblo Pass, Lot 135**, to place a 10 x 12 storage shed within 3 feet of the side property line (current minimum is 8 feet) and which along with his detached garage would exceed 60% of the square footage of the principal residence by approximately 144 square feet. Mr. Barnes and his wife represented themselves and there were no public comments. Additional facts presented by Mr. Barnes and Mr. Spayd were:
 - i. The Planning Commission is currently holding meetings to amend both the "back lot" setback and percentage ordinances. It is fairly certain these will be amended and, if so, Mr. Barnes will be in compliance.
 - ii. The 10 X 12 shed was an existing non-conforming building and is being moved to serve as a pump house.
 - iii. Mr. Barnes has obtained purchase orders to buy the lots 136 and 134 which are on either side of his property.
 - iv. The back property line is a LIPOA park and they do not oppose this request. A fence is also being placed on the property line.
 - b. A motion was made by Ray Colville and seconded by Ken Devergilio to approve this variance request because: (1) Strict compliance to the ordinance would prevent the owner from using the property for the permitted purpose. (2) Approval would give substantial relief and be more consistent with justice to others. (3) It is almost certain Sections 3.02 and 5.07 will be amended by the Planning Commission.. **Motion passed 3 - 0.**

Meeting adjourned at 4:30 P.M.

6. Our next meeting will be on January, 10, 2000 at 4:00 P.M. unless otherwise notified.

Respectfully, Jerry Bierschbach - Chairman

(Zbam118)