

b. Applicant - Sean Doyle (#15-167940)
Location - 1311 Eleanor Avenue
Zoning - R4
Purpose: MAJOR VARIANCE - The applicant is proposing to remove the existing single-family dwelling and construct a new, slightly larger single-family dwelling. 1) A minimum front yard setback of 25 feet is required, a 21.5 foot setback is proposed for a variance of 3.5 feet. 2) A side yard setback of 4 feet is required; a setback of 3.6 feet is proposed from the west property line for a variance of .4 feet. 3) A maximum building height of 22 feet is allowed in this planning district; a 26 foot height is proposed for a variance of 4 feet. 4) Sidewall articulation in the form of a minimum 1' by 6' projection is required on both sides for building sides that exceed 35' in length. Both side walls are 42.5 feet in length and the applicant is proposing no sidewall projection.

III. NEW BUSINESS

- A. Applicant - **Max Goodmanson** (#15-171723)
Location - 1280 Dale Street North
Zoning - R3
Purpose: MINOR VARIANCE - The applicant is proposing to remove the existing one-car detached garage located in the front yard and construct a new, one-car detached garage in the front yard on the same footprint and setback from the north property line as the existing garage. The zoning code specifies that accessory buildings must be set back from the front lot line at least as far as the principal structure and garages are not allowed in the required front yard, thus, two zoning variances are needed to rebuild this garage. 1) The required front yard setback is 36 feet and the applicant is requesting a variance to allow the garage to be setback 9.5 feet from the front property line. 2) A setback of 6 feet is required from side lot lines, a 5 foot setback is proposed from the north property line for a side yard setback variance of 1 foot.
- B. Applicant - **Dustin Wetzel** (#15-172295)
Location - 1568 Osceola Avenue
Zoning - R4
Purpose: MINOR VARIANCE - This parcel currently has a one- and one-half story single family house. The applicant is proposing to remove the second story and construct a larger second story over the first floor which requires two zoning variances. 1) A maximum building height of 22 feet is allowed in this planning district; a 26.75 foot height is proposed for a variance of 4.75 feet. 2) Sidewall articulation in the form of a minimum 1' by 6' projection is required on both sides for building faces that exceed 35' in length. Both side walls are 39 feet in length and the applicant is proposing no sidewall articulation.

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (266-9080) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.