



BOARD OF ADJUSTMENT

July 25, 2019

City Annex Building, Council Chambers  
680 Park Avenue

**Member Present:** Alex Creek, Wendy Nobles, Gene Hicks, Kristi Brower, Ron Johnson, Nathan Kennedy

**Staff Present:** Kerry Beutler, Assistant Director; Brian Stevens, Current Planner, Naysha Foster, Recording Secretary

**Call to Order:** Ron, Vice Chairman called the meeting to order at 12:15 p.m.

**Procedure:** Ron explained the procedure of a public hearing process.

**Minutes:** Alex made a motion to approve minutes from June 27, 2019 as written. Gene seconded the motion. The motion carried unanimously.

**Variance:**

Brian Stevens presented the staff report. He explained the request was for a variance to park in the setbacks on Lot 41, Block 1, in Cambridge Terrace Park 4<sup>th</sup> Amended. The lot is approximately 0.16 acres and is zoned Residential Mobile Home (RMH). Brian explained the history of the plat and indicated that the lot was create with an amended plat in 2017. He indicated that the intent of the subdivision is for manufactured homes, however due to the evolution of the ordinance it would be difficult to meet today's requirements with a manufactured home and the parking requirements. There is also an issue with the topography. There is a steep embankment in the rear of the lot, as well as a significant change in grade from the rear to the front. There have been other variances granted in this neighborhood to due the similar circumstances. Brian went on to explain there is no ally access and this would be the last lot in the subdivision to be developed.

Brian stated that the criteria to grant a variance would fall within chapter 4 of the zoning ordinance. The hardship is related to the topography of the lot, the hardship is not economic in nature, nor was it created by the current property owner. The City feels that by granting the variance there would not be a conflict with public interest or create a nuisance and no potential harm to the neighborhood. The staff recommended approval of the variance.

Ron opened the hearing.

Javier Rodrigues, the applicant spoke on behalf of the property owner Hermia Moreno. Javier explained the front rear and side setbacks. He explained that the setbacks would push parking into the front setbacks. He also went over the topography issue with the lot. He explained that instead of parking two deep, they would like two side-by-side parking spots. He went on to state that three out of 60 lots have been granted a variance for similar issues. Alex asked if the manufactured home would have a HUD sticker. Brian explained that that would all be required at a later date. Gene asked if this would push cars into the street. Brian said no.

Ron asked if there was any other testimony. There was not.  
Ron closed the hearing.

**Board Discussion:** There was very little discussion from the board. Nobody had any concerns granting the variance as it was presented. Gene made a motion to approve the variance as presented. Nathan seconded the motion. The motion to approve the variance carried unanimously.

**Reasoned Statement:** Ron reviewed the Reasoned Statement with the Board. Alex made a motion to approve the Reasoned Statement. Kristi seconded the motion. Motion carried unanimously.

**Adjourn:** Ron adjourned the meeting at 12.37 p.m.

Respectfully Submitted,

Naysha Foster, Recording Secretary