

**Minutes
Board of Appeals
Council Chambers
Tuesday, September 27th, 2011, 8 a.m.**

Members Present

Daryl Christensen, Liz Squyer, Tim Fonder, Keith Thompson and Dave Van Nieuwenhuyzen

Guests Present

Jeff Christie, Chad Campbell, Leslie Whelden, Darko Audic, Scott Heckel, Brad Von Bockern Jr., Kenny Anderson Jr., Dorin Dirkson, Matt Zerfas, Mark Bjorneberg, Tim Farth, Becca McChesney, Sandra Guyman, John Schwingle, Kurt and Judy Woodard

Approval of Minutes of Last Meeting

A motion was made by Mr. Fonder and a second was made by Ms. Squyer to approve the minutes of the August 10th, 2011 hearing. Yeses, 5. Noes, 0.

New Business

Mr. Christensen requested that the secretary present the appeal as submitted. It was specified that Mark Bjorneberg of Habitat for Humanity applied for a building permit to move or relocate a structure that was originally used as a classroom and was originally located at the old Gloria Dei Church on E. 57th Street. The structure currently is located adjacent to the Habitat Restore building located at 721 E. Amidon Street. The building was constructed in 2007 and is a single story ranch and is intended to be renovated into a single family dwelling and be located at 1301 East 69th Street North in the Granite Valley Addition. Upon posting the lot, Building Services received requests for a public hearing to review the house move from five different individuals. Mark Bjorneberg presented plans and pictures of the structure to be moved to the Board. He specified that Habitat intends to renovate the inside from an open floor plan into a finished dwelling which includes a kitchen, bathroom, living areas and bedrooms, construct a full basement that is intended to be unfinished, build a two stall attached garage, and meet the requirements of the covenants in the development which included a brick wainscot and conforming siding. Mr. Bjorneberg proposed that the appraised value for the moved and reconstructed dwelling would approximate \$137,500. Various members of the development addressed the Board. It was noted that the average appraisals of the existing dwellings approximated a low of \$160,000 with one dwelling approaching \$300,000. It was noted that a recently constructed dwelling was appraised at \$169,000. It was specified that the majority of the

houses in the Granite Valley Development were multi-level. It was noted that the intended structure to be moved would have fit better into the adjoining development, Granite Heights which consists of starter homes and ranch style structures, but that there were no lots left in the development. A petition was presented to the Board which included 76 signatures from individuals which are opposed to a prebuilt structure being moved into Granite Valley Addition. Another neighbor specified that the moved in structure would be a drag to the development instead of an asset. Kenny Anderson Jr. which represents the development in his council district noted that this is a strong neighborhood group who feels that the original developer, The Dunham Company, walked away from their interests. He noted the good work that Habitat for Humanity does, but asked the Board to consider whether this house move portrays the vision for the development that the was originally portrayed to the owners.

A motion was made by Mr. Thompson and a second was made by Ms. Squyer who said that the structure is compatible with the neighborhood based on the structure meeting the requirements of the covenants and that the moved on structure is no different than an owner or contractor getting a building permit for a new structure. He said that in moving forward, the thing to do is to get the covenants changed as soon as possible before anything is constructed such that a new structure is required to meet exactly what the neighborhood wants. Yeses, 5. Noes, 0.

Secretary