

**Minutes
Board of Adjustment
Carnegie Town Hall
Tuesday, November 16, 2010
7:00 p.m.**

Members Present

**Chairman Tim Johnson
Robert Kummer
Lee VanDeWalle
Chris Schlitz
John Kolander**

Members Absent

**Roger Mack
Eric Helland**

OLD BUSINESS

Case: 10-78: Variance to allow parking in the required front yard setback

Applicant: **Lindsey Stewart**

Address: **1308 S Point Dr**

A motion was made by Kolander, seconded by Schlitz to allow parking in the required front yard setback.

Vote to approve: Roll Call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Motion Passed. Variance Approved.**

Case: 10-81: Variance to allow parking in the required front yard setback

Applicant: **Jane Leite**

Address: **805 S Westmoor Drive**

A motion was made by Kolander, seconded by Kummer to allow parking in the required front yard setback.

Vote to approve: Roll Call: Yeses, Schlitz, Kummer, 2. Noes, Kolander, VanDeWalle, Johnson, 3. **Motion Failed. Variance Denied.**

NEW BUSINESS

Case: 10-82: Alleged error of Zoning Enforcement Manager order revocation of home occupation permit.

Applicant: **Jerry Evans**

Address: **723 W 33rd Street**

A motion was made by Schlitz, seconded by Kolander to uphold the zoning enforcement manager's revocation of the home occupation permit, effective immediately.

Vote to approve: Roll Call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Decision Upheld. No Error in Decision.**

Case: 10-83: Variance in required side yard setback from 7' to 4'

Applicant: **Richard Munce**

Address: **101 W Rose Street**

A motion was made by Kummer, seconded by VanDeWalle to approve a variance in the required side yard setback from 7' to 4'.

Vote to approve: Roll Call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Motion Passed. Variance Approved.**

Case: 10-84: Variance in (1) the required lowest floor elevation (including basement) from 1422.2 to 1415.65; and (2) Relief from Sections 45-19 (3) through (7), and 45-20 (2) and (4) (a) (b) & (c)

Applicant: **Galloway & Company, Inc.**

Address: **3201 S Louise Avenue**

A motion was made by Kummer, seconded by Kolander to approve variance in (1) the required lowest floor elevation (including basement) from 1422.2 to 1415.15; and (2) Relief from Sections 45-19 (3) through (7) and 45-20 (2) and (4) (a) (b) & (c).

Vote to approve: Roll Call: Yeses, 0. Noes, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. **Motion Failed. Variances Denied.**

Case: 10-85: **CASE WITHDRAWN**

Applicant: **Jim Jarding**

Address: **301 S Sycamore Avenue**

Case: 10-87: Variance in: (1) the required lowest floor elevation (including basement) from 1422 to 1419.18 MSL for an addition onto existing building; and (2) Relief from Sections 45-19 (3) through (7) and 45-20 (2) and (4) (a) (b) & (c)

Applicant: **RAN Properties**

Address: **4410 W 12th Street & 101 S Carolyn Avenue**

A motion was made by Kolander, seconded by Schlitz to approved variance in (1) the required lowest floor elevation (including basement) from 1422 to 1419.18 MSL for an addition onto existing building; and (2) Relief from Sections 45-19 (3) through (7) and 45-20 (2) and (4) (a) (b) & (c).

Vote to approve: Roll Call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Motion Passed. Variances Approved.**

Case: 10-88: Variance in the height of three non-habitable structures from 60' to 61'2"

Applicant: **Raven Industries, Inc.**

Address: **1809 N E Avenue**

A motion was made by VanDeWalle and seconded by Kummer to approve variance in the height of three non-habitable structures from 60' to 61'2".

Vote to approve: Roll Call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Motion Passed. Variance Approved.**

Case: 10-90: Variance in required distance between accessory structure (detached garage) to neighbor's manufactured home from 10' to 9'8"

Applicant: **Paul Heger**

Address: **2906 N Pontiac Place**

A motion was made by Kummer, seconded by VanDeWalle to approve variance in required distance between accessory structure (detached garage) to neighbor's manufactured home from 10' to 9'8".

Vote to approve: Roll Call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Motion Passed. Variance Approved.**

Case: 10-91: Variance in allowable sign area from 127 square feet to 146 square feet for building signage (a 15% increase)

Applicant: **Sign Plus Graphics**

Address: **5801 S Corporate Place**

A motion was made by Kummer, seconded by Schlitz to approve variance in allowable sign area from 127 square feet to 146 square feet for building signage (a 15% increase)

Vote to approve: Roll Call: Yeses, Schlitz, Kummer, Johnson, 3. Noes, Kolander, VanDeWalle, 2. **Motion Passed. Variance Approved.**

Case: 10-92: Variance in spacing and yard requirements using spacing chart A from 16' to 14' between manufactured homes.

Applicant: **Highland Heights Partners, LLC**

Address: **1701 E 29th Street, North**

A motion was made by VanDeWalle, seconded by Kolander to approve variance in spacing and yard requirements using spacing chart A from 16' to 14' between manufactured homes.

Vote to approve: Roll Call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Motion Passed. Variance Approved.**

Adjournment

A motion was made by Kolander, seconded by Schlitz to adjourn the meeting at 9:40 p.m. Vote to adjourn: Roll call: Yeses, Kolander, Schlitz, VanDeWalle, Kummer, Johnson, 5. Noes, 0. **Motion Passed.**