AGENDA
CITY OF GUNNISON
ZONING BOARD OF ADJUSTMENTS AND APPEALS
SPECIAL MEETING

DATE: SEPTEMBER 29, 2016
TIME: 7:00 PM
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

I. CALL TO ORDER

7:00 P.M.
II. PUBLIC HEARING – VA 16-4, SUBMITTED BY SW VENTURES LLC, REQUESTING A VARIANCE FOR THE MINIMUM LOT SIZE FOR A TOWNHOME, MINIMUM LOT FRONTAGE FOR A TOWNHOME AND MINIMUM BUILDING WIDTH WITHIN THE MULTI-FAMILY (R3) RESIDIENTIAL ZONE DISTRICT.

7:20 P.M.
III. PUBLIC HEARING – VA 16-5, SUBMITTED BY DAVE KOZLOWSKI, REQUESTING A VARIANCE FROM THE FRONT SETBACK FOR THE CONSTRUCTION OF A MUDROOM

IV. CONSIDERATION OF THE AUGUST 18, 2016 MINUTES

V. UNSCHEDULED CITIZENS

VI. BOARD MEMBER COMMENTS

VII. STAFF COMMENTS

VIII. ADJOURN

TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

STAFF REPORT
SW Ventures, LLC – 301, 305, 307 VanTuyl Circle

TO: Zoning Board of Adjustments and Appeals
FROM: Community Development Staff
DATE: September 23, 2016
RE: Variance Request VA 16-4 - Dimensional Standards for Townhomes

CODE PROVISIONS
City of Gunnison Land Development Code (LDC), Section 8.1, Variances, authorizes deviation from the standards of the underlying zone district and shall be authorized only for maximum height, minimum floor area, minimum lot size, minimum building width, maximum lot coverage, minimum setbacks, maximum setbacks, parking requirements and minimum landscape area.

The *LDC* specifies that variance applications be reviewed by the Zoning Board of Adjustments and Appeals (Board) at a Public Hearing after 15 days public notice. The Board may approve, approve with conditions, deny, or remand the application back to the applicant. The Board is the final authority for variance applications.

Variances are authorization to deviate from the literal terms of the *LDC* that would not be contrary to the public interest in cases where the literal enforcement of the provisions of the *LDC* would result in undue or unnecessary hardship.

APPLICATION
The applicant, SW Ventures, LLC, represented by John Stock, is requesting a variance for the minimum lot size for a townhome, minimum lot frontage for a townhome and the minimum building width. The legal description of the property is Lots 74, 75 and 76, VanTuyl Village Subdivision (Rec. No. 570970), City and County of Gunnison, Colorado. The applicants' narrative states:

> *…The Owner of the parcel is planning a townhouse project consisting of 16 units and in order to obtain ownership by the individual townhouse owners, a variance to the City's Dimensional Standards is necessary for the project…*
>
> *The variance request hereby submitted to the City for the project is as follows:*

Dimensional Standard	*City Standard*	*Variance Request Requested*
Lot Size Townhome	*2,250 sqft*	*1,638 to 1,750 sqft*
Min. Lot Frontage	*20 ft*	*17-20 ft*
Min. Building Width	*20 ft*	*17-20 ft*

> *The City's Land Development Code Dimensional Standards for the minimum lot size of 3,125 sqft is based on the standard City lot size of 25 ft x 125 ft which is the basis for the 3,125 sqft dimensional standard. Flexibility is not built into the code for parcels that are not in conformance with the city's standard lot sizes.*

The following addresses ***Section 8.3*** *of the Land Development Code: Required Showing- Dimensional Standards Variance:*

A. Special Circumstances Exist: *…Lot 74 and 76 are corner lots and as such lot frontage set back is applied to two sides of the parcel which front City streets. The lots form a half of block, which is 357'-8" by 75'-0" deep, with front setbacks of 15 ft. enforced on both the front and side of the site, and side setbacks of 5 ft. on the interior of the site. There is 307'-9" of allowable building frontage and the Owner could only construct 15 units. The lot is included in the overall City R3 zoning in the subdivision which is intended to provide for higher density.*

B. Not Result of Applicant: *…Under the previous City standards the lot could have been developed with 16 units, which would be consistent with existing townhouse units constructed on Lots 77 & 78 of the Subdivision. The two existing townhouse complexes on Lots 77 & 78, under the present regulations, would now require variances for the same, the same three variances being requested for lots 74, 74 and 76, of lot size, lot width and building width.*

C. Strict Application Deprives Reasonable Use: *The applicant would be deprived of constructing the maximum number of units allowed under the present City Dimensional Standards and they would be deprived of reasonable use of multifamily zoned property for the construction of attainable affordable housing.*

D. Variance is Necessary to Provide Reasonable Use: *The granting of the Variance is necessary to provide the applicant a reasonable use of the land or building…See the comments in paragraph C.*

E. Minimum Variance: *The granting of the Variance is the minimum necessary to make possible the reasonable use of the land or building. See C above….*

The intent of the code is to provide for multifamily projects on R3 zoned property. The Dimensional Standards are not consistent across the board in respect to multifamily, townhouses, and condominiums. The minimum lot sizes for multifamily vary from 3,000 sqft for a three story building to 2,000 sqft for a one story building, while the minimum for a townhouse is 3,125 sqft...

SITE ASSESSMENT

The property is located within the VanTuyl Village Subdivision and is zoned R3 Multi-Family Residential. Surrounding uses include multi-family and single-family residential to the southwest and west, vacant multi-family parcels to the north, and commercial and professional businesses to the east and south.

STAFF REPORT
SW Ventures, LLC – 301, 305, 307 VanTuyl Circle

The VanTuyl Subdivision was approved under the previous *Land Development Code* with the intent of utilizing full density allowances for multi-family units on Lots 74, 75 and 76. Two of the R3 zoned parcels (lots 77 and 78) were constructed under those standards. The development of the remaining vacant R3 zoned lots (62-76) requires compliance with the City's *Land Development Code* including dimensional standards, street buffers and landscaping requirements.

Lots 74 and 76 are constrained with two street frontages and the use and function of the sites are limited in regard to meeting the minimum lot size and lot frontage for a townhome and the minimum building width.

In order to provide appropriate use and function of the site while utilizing the R3 Multi-Family zone district density allowances, the applicant is requesting a minimum lot size per townhome of 1,638 to 1,750 square feet, a minimum lot frontage of 17 feet for twelve of the proposed townhomes and a minimum building width of 17 feet on twelve units.

DEPARTMENTAL COMMENTS:

Fire Marshall:	No issue
Building Official:	No issue
Parks and Recreation Dept.:	No issue
Police Department:	No issue
Public Works Director:	No issue
City Engineer:	No issue
Water/Sewer Superintendent:	No issue
Electric Superintendent:	No issue

STAFF OBSERVATIONS:

1. The applicant is requesting a variance for the minimum lot size for a townhome (1,638 to 1,750 square feet instead of 2,250 square feet), minimum lot frontage for a townhome (17 feet instead of 20 feet) and the minimum building width (17 feet instead of 20 feet).
2. Lots 74 and 76 are constrained with a double frontage lot configuration.
3. The applicant intends to construct 16 units on lots 74, 75 and 76 and plat them as common interest community townhomes.
4. The proposed variance would allow consistency with the townhomes located on Lots 77, 78 and 79 in regard to design and density.
5. The dimensional change proposed by the variance is considered minimal and does not negatively affect the health, safety and welfare of the community.

REVIEW STANDARDS

Section 8.3 (Required Showing) states that "… *The applicant shall demonstrate the following to the Board before a variance may be authorized:"*

A. **Special Circumstances Exist**. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought, that do not apply generally to land or buildings in the neighborhood.

No Conflict. Lots 74 and 76 are constrained with two street frontages. The variance is necessary to provide reasonable use of the site that includes utilization of the R3 Multi-Family Residential zone district zoning allowances.

B. **Not Result of Applicant**. The special circumstances and conditions are not the result from any act of the applicant.

No Conflict. The lot was platted and approved within the VanTuyl Ranch Subdivision, under the previous *Land Development Code* standards. Lots 77 and 78 were constructed similar to the requested development on Lots 74, 75 and 76.

C. **Strict Application Deprives Reasonable Use**. The special circumstances and conditions are such that the strict application of the provisions of this *LDC* would deprive the applicant of reasonable use of the land or building.

No Conflict. The variance is necessary to provide reasonable use of the site in regard to higher density allowances of the R3 zone district.

D. **Variance is Necessary to Provide Reasonable Use**. The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.

No Conflict. The variance is necessary to provide reasonable use of the site to utilize the R3 Multi-Family Residential zoning allowances.

E. **Minimum Variance**. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

No Conflict: The applicant is proposing the minimum necessary for the reasonable use and function of the site.

F. **Not Injurious to the Neighborhood**. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.

No Conflict: The granting of the Variance will not be detrimental to the neighborhood or public welfare. The site design is consistent with townhomes constructed on Lots 77, 78 and 79 of the VanTuyl Village Subdivision.

G. **Consistent with the *Land Development Code*.** The granting of the variance is consistent with the general purposes and intent of this *LDC*.

No Conflict: The purpose of the *Land Development Code* includes: (1) establish standards for all proposed development in the City; (2) protect quality of life; (3) establish a review process; (4) provide for orderly development of the City; (5) provide adequate public facilities; and (6) conserve property values. The requested use is consistent with the intent of the *Land Development Code*.

STAFF REPORT
SW Ventures, LLC – 301, 305, 307 VanTuyl Circle

ACTION
At the Zoning Board of Adjustments and Appeals meeting of September 29, 2016, Board Member _____ moved, and Board Member _____ seconded to APPROVE the request by SW Ventures, LLC for Variance Application, VA 16-4 for a variance for the minimum lot size for a townhome, minimum lot frontage for a townhome and the minimum building width on Lots 74, 75 and 76, VanTuyl Village Subdivision, based on the following findings of fact and condition:

Findings of fact:

1. The Zoning Board of Adjustments and Appeals finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan* (2007).

2. The Zoning Board of Adjustments and Appeals finds that the applicant is requesting a variance for the minimum lot size for a townhome (1,638 to 1,750 square feet instead of 2,250 square feet), minimum lot frontage for a townhome (12 units at 17 feet instead of 20 feet) and the minimum building width (12 units at 17 feet instead of 20 feet).

3. Lots 74 and 76 are constrained with a double frontage lot configuration. The Zoning Board of Adjustments and Appeals finds that the variance provides reasonable use of the site that allows utilization of the R3 Multi-Family Residential zone district density allowances.

4. The variance allows consistency with the townhomes located on Lots 77, 78 and 79 in regard to design and density.

5. The Zoning Board of Adjustments and Appeals finds that the application meets the seven review standards as defined in the *Land Development Code* for variances.

6. The Zoning Board of Adjustments and Appeals finds that the application promotes the long term health, safety, and welfare of the community.

Condition:

1. The applicant shall apply for a building permit through the Community Development Department before the variance approval expiration date of September 29, 2017.

Application Fact Sheet
City of Gunnison Land Development Code
Minimum Application Contents
In accordance with §6.5 C.

of Gunnison
P.O. Box 239
Gunnison, CO 81230
(970)641-8090

Applicant Name(s): SW Ventures LLC

Phone #: 970349526 **Fax #:** 9703491097 **E-Mail:** Karen stock @ high mountain concepts.com

Mailing Address: PO Box 2751

City: Crested Butte **State:** Colorado **Zip:** 81224

Legal Description

Site Address of Property: 307, 305, 301 Van Tuyl circle **Zoning** R3
Block: _____ Lot(s): 76, 75, 74 Addition: _____

Disclosure of Ownership- Please provide one of the following:

☐ Assessor Parcel Info ☐ Mortgage ☐ Deed ☐ Judgments

☐ Liens ☐ Contract ☐ Easement Agreement ☐ Other Agreements

Summary of Request:

Request a Variance for Dimensional Standards.

Attachments: ☐ Vicinity Map (8.5"X11") ☐ Description of Proposal

☐ Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office)

☐ Vested Property Rights ☐ Authorization of Agent (Power of Attorney from Owner, if not the applicant)

☐ Site Plan (11"x17") **to scale**, includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)

YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION

Signature(s) _____ Date 8/23/16
_____ Date _____

For Office Use Only

☐ Conditional Use ☐ Variance ☐ Zoning Amendment
☐ Major Subdivision ☐ Minor Subdivision ☐ Subdivision Exemption
☐ Mobile Home/RV Park ☐ PUD ☐ Vacation
☐ Consolidated Application

RECEIVED
AUG 25 2016
MS

WILLIAMS ENGINEERING, LLC
400 N. Main Street Gunnison, CO 81230
Phone: (970) 641-2499
Fax:(970) 641-3440

September 15, 2016

City of Gunnison
Community Development Department
201 W. Virginia
Gunnison, Co 81230

Attn: Steve Westbay

Ref: Variance Request
Lot 74-76 Van Tuyl Gunnison, Colorado

Dear Steve;

We are hereby submitting a request for a variance in respect to Section 2.6.8 (Dimensional Standards - Residential Zone Districts) of the City of Gunnison's Land Development Code. The essentials in respect to the property are as follows:

Owner:	SW Ventures, LLC
Address:	301, 305, 307 Joseph Lane, Gunnison, CO
Legal Description:	Lot 74, 75, &76 Van Tuyl Village Subdivision, #570970, Gunnison, Colorado
Existing Parcel Sizes:	10,500 SF (Lot 74), 7,500 SF (Lot 75), 8,826.75 SF (Lot 76)
Proposed Parcel Sizes:	9,825 SF (Lot 74), 8,250 SF (Lot 75), 8,751.75 SF (Lot 76)
Total SF of Parcels:	26826.75 SF
Account Number:	R044257, R044258, R044259
Parcel Number:	3701-362-27-010
Zoning:	R3
Parcel Map:	See attached drawing
Proposed Site Plan:	See attached drawing

The Owner of the parcels is planning a townhouse project consisting of 16 units, and in order to obtain land ownership by the individual townhouse owners, a variance to the City's Dimensional Standards is necessary for the project. The City's established dimensional standards in respect to the subject property, and the proposed project, are as follows:

Dimensional Standards	City Standard	Proposed in Project
Maximum Density	18 units	16 units (30 units x .616 acre = 18)
Lot Size Townhouse	3,125 sf/unit	1,638 to 1,750 sf/unit
Maximum lot coverage	45%	43% - 44.5%
Maximum parking/access	40%	20%
Minimum landscape area	15%	15% or more
Minimum lot frontage	20 ft.	17 ft. – 20 ft.
Minimum front setback	15 ft.	15 ft.
Minimum side setback	5 ft. - 10 ft.	5 ft. for 2 story, 10 ft. for 3 story
Minimum rear setback	5 ft. - 10 ft.	5 ft. for 2 story, 10 ft. for 3 story
Maximum building height	35 ft.	35 ft. or less
Minimum building width	20 ft.	17 ft. – 20 ft.
Minimum floor area	480 sf	1,362 sf
Minimum storage area	32 sf	308 sf (Garage)
Snow storage	15%	15% of parking & access coverage

The City's Land Development Code Dimensional Standards for the minimum lot size of 3,125 sf. is based on the standard city lot size of 25 ft. x 125ft. which is the basis for the 3,125 sf. standard. Flexibility is not built into the code for parcels that are not in conformance with the city's standard lot sizes.

Section 8.3 (Required Showing - Dimensional Standards Variance) of the City Land Development Code sets forth the elements the applicant shall demonstrate for approval of a variance as follows:

A. Special Circumstances Exist. Special circumstances or conditions, which are peculiar to the land or building for which the variance is sought, that do not apply generally to land or buildings in the neighborhood.

The City of Gunnison approved the Van Tuyl Village Subdivision. These multifamily lots, 74, 75, and 76, were included within the overall subdivision. The variance being requested is for these Lots in this subdivision. Lot 74 and 76 are corner lots, and as such lots, the frontage set back is applied to two sides of the parcel which front City streets. The Lots form a half of block, which is 357'-8" wide by 75'-0" deep, with front setbacks of 15 ft. enforced on both the front and side of the site, and side setbacks of 5 ft. on the interior of the site. There is 307'-8" of allowable building frontage and the Owner could only construct 15 units. The lot is included in the overall City R3 zoning in the Subdivision which is intended to provide for higher density.

B. Not result of Applicant. The special circumstances and conditions that are not the result from any act of the applicant.

The subject lot was platted and approved by the City as part of the Van Tuyl Village Subdivision and the present Owner of the parcel did not have control of the lot sizes. Under the previous City Standards, the block could have been developed with 16 units, which would be consistent with existing townhouse units constructed on Lots 77 & 78 of the Subdivision. The two existing townhouse complexes on Lots 77 & 78, under the present regulations, would now require the same three variances being requested for lot 74, 75 & 76, of lot size, lot width, and building width.

C. Strict Application Deprives Reasonable Use. The special circumstances and conditions are such that the strict application of the provisions of Land Development Code would deprive the applicant of reasonable use of the land or building.

The applicant would be deprived of constructing the maximum number of units allowed under the present City Dimensional Standards and they would be deprived of reasonable use of the multifamily zoned property for the construction of attainable affordable housing.

D. Variance is Necessary to Provide Reasonable Use.

The granting of the Variance is necessary to provide the applicant a reasonable use of the land or building.

See the comments in paragraph C.

E. Minimum Variance. The granting of the Variance is the minimum necessary to make possible the reasonable use of the land or building.

See the comments in paragraph C.

F. Not Injurious to Neighborhood. The granting of the Variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.

As discussed in paragraph A, Lots 74, 75, & 76 were included in an overall City approved plat for the Van Tuyl Village Subdivision, which consisted of eighteen (18) R3 zoned multifamily lots. Lots 74, 74, & 76 are three of these City approved Lots, and at the time of approval it was deemed to not be detrimental to the public welfare or environment. The only thing that has changed since that approval is the Dimensional Standards. The granting of a variance would be consistent with the variance approved for Lot 79, and consistent with the previously developed townhouse projects on Lots 77 & 78.

G. Consistent with Land Development Code. The granting of the Variance is consistent with general purposes and intent of this Land Development Code.

The intent of the code is to provide for multifamily projects on R3 zoned property. The Dimensional Standards are not consistent across the board in respect too multifamily, townhouses, and condominiums. The minimum lot sizes for multifamily vary from 3,000 sf for a one story building to 2,000 sf for a three story building, while the minimum for a townhouse is 3,125 sf. The project is in fact a multifamily project which would allow for 2,000 sf lot, but when the townhouse terminology is applied the minimum lot size becomes 3,125 sf. The minimum lot frontage and building width are directly tied to the minimum lot size and must reflect standards consistent with lot size.

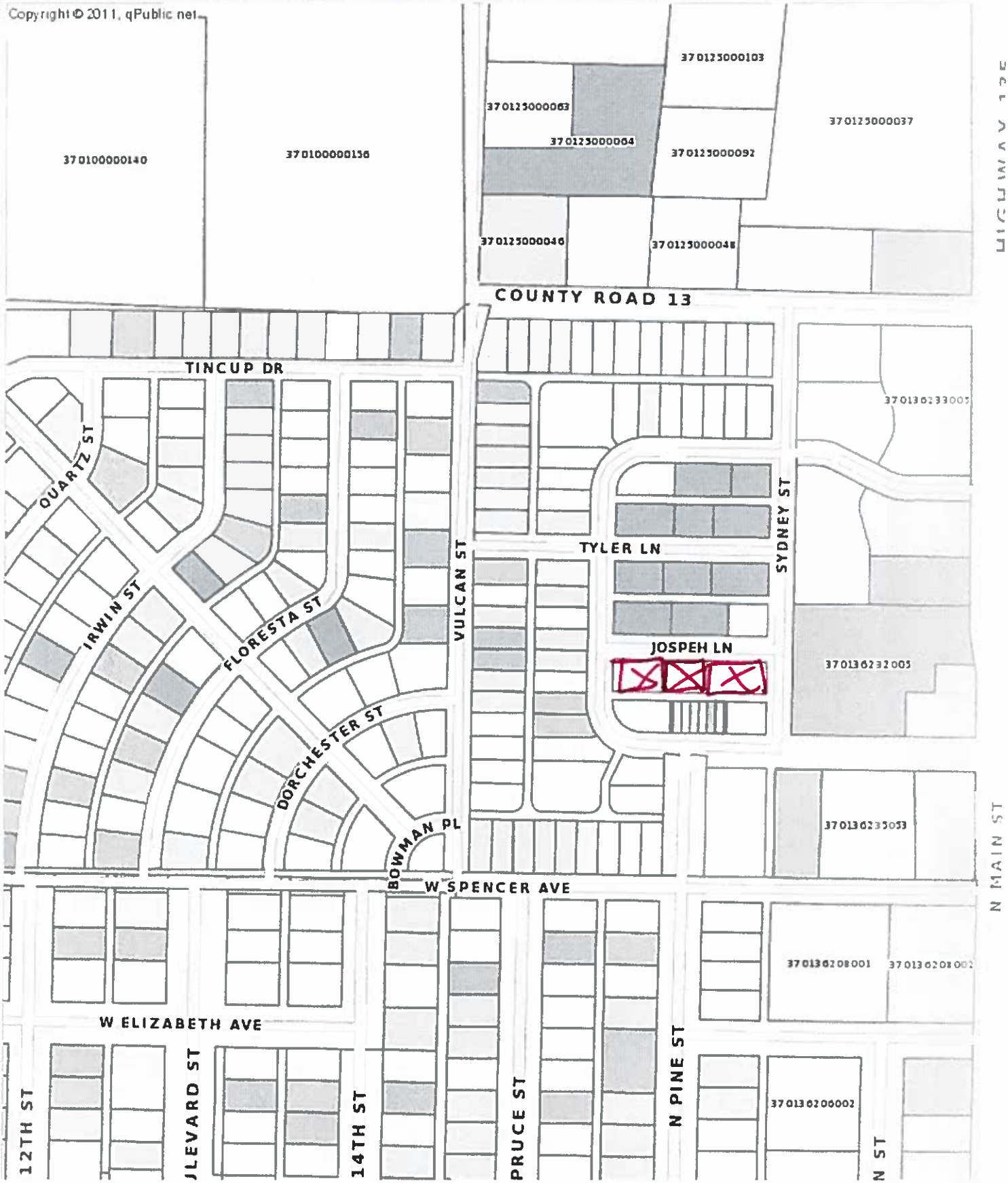
Sincerely,

Lynne Funke

Lynne Funke, Designer
Williams Engineering, LLC

Email Copy: SW Ventures, LLC

Zoom County | Zoom to Box | Zoom In | Zoom Out | Pan by Hand | Get Info | Zoom To Parcel | Center On Parcel | Measure | Area Tool | Print Page | Search Sales | Additional O



Zoom County | Zoom to Box | Zoom In | Zoom Out | Pan by Hand | Get Info | Zoom To Parcel | Center On Parcel | Measure | Area Tool | Print Page | Search Sales | Additional Options

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38°33'27.1"N, 106°55'47.6"W (38.5575, -1

TYLER LN

370136226032

370136228003

370136228002

370136228001

370136232004

304 wade
370136228004

302 wade
370136228005

370136228006
Sw ventures

SYDNEY ST

13

JOSPEH LN

1109
Van tuyl circle

1107
Van tuyl Circle

X

301 Joseph Ln
370136227003
Sw ventures

305 Joseph Lane
370136227002

301 Joseph Lane
370136227001
Sw ventures

370136232005

X

VANTUYL CIR

Sw ventures
370136227007

302 Van tuyl circle
A B C D E F

Sw ventures
370136227010

owners see attached.

Adjoining Property Owners Li

302 Van Tuyl Circle Unit A
Rob Vicki Welty
2119 Ridgetrail Dr
Castlerock CO 80104-7401

302 Van Tuyl Circle Unit B
Anthony Czernicki
1113 E 10th Ave
Broomfield CO 80020-1452

302 Van Tuyl Circle Unit C
Kyle Hill
302 Van Tuyl Circle apt78C
Gunnison CO 81230-2850

302 Van Tuyl Circle Unit D
Jenna Justin Alkema
302 Van Tuyl Circle apt 78D
Gunnison CO 81230-2850

302 Van Tuyl Circle Unit E
Ken Megan Sherbenou
302 Van Tuyl Circle apt 78E
Gunnison CO 81230-2850

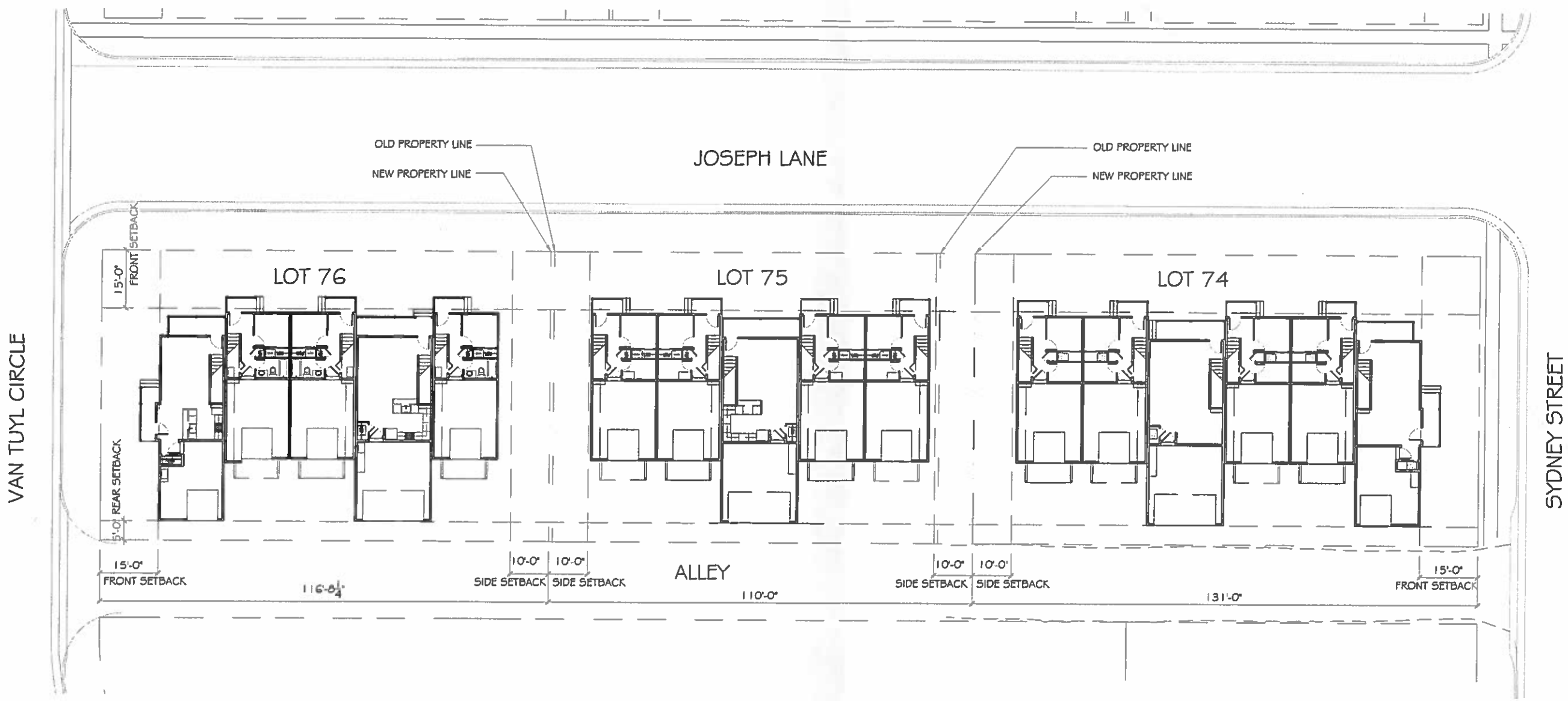
302 Van Tuyl Circle Unit F
Eleanor Flynn
PO Box 1085
Gunnison CO 81230-1085

1107 Van Tuyl Circle
Patricia Kroeker
1107 Van Tuyl Circle
Gunnison CO 81230-2849

1109 Van Tuyl Circle
Elizabeth Marcue
1109 Van Tuyl Circle
Gunnison CO 81230-2849

304 Joseph Lane
Lisa Biddiscome Wade
PO Box 342
Washougal WA 98671-0342

302 Joseph Lane
Lisa Biddiscome Wade
PO Box 342
Washougal, WA 98671-0342



N

1 VAN TUYL VILLAGE - LOTS 74, 75, & 76

SCALE: 1" = 30'-0"

ISSUED FOR BUILDING PERMIT 8-14-15

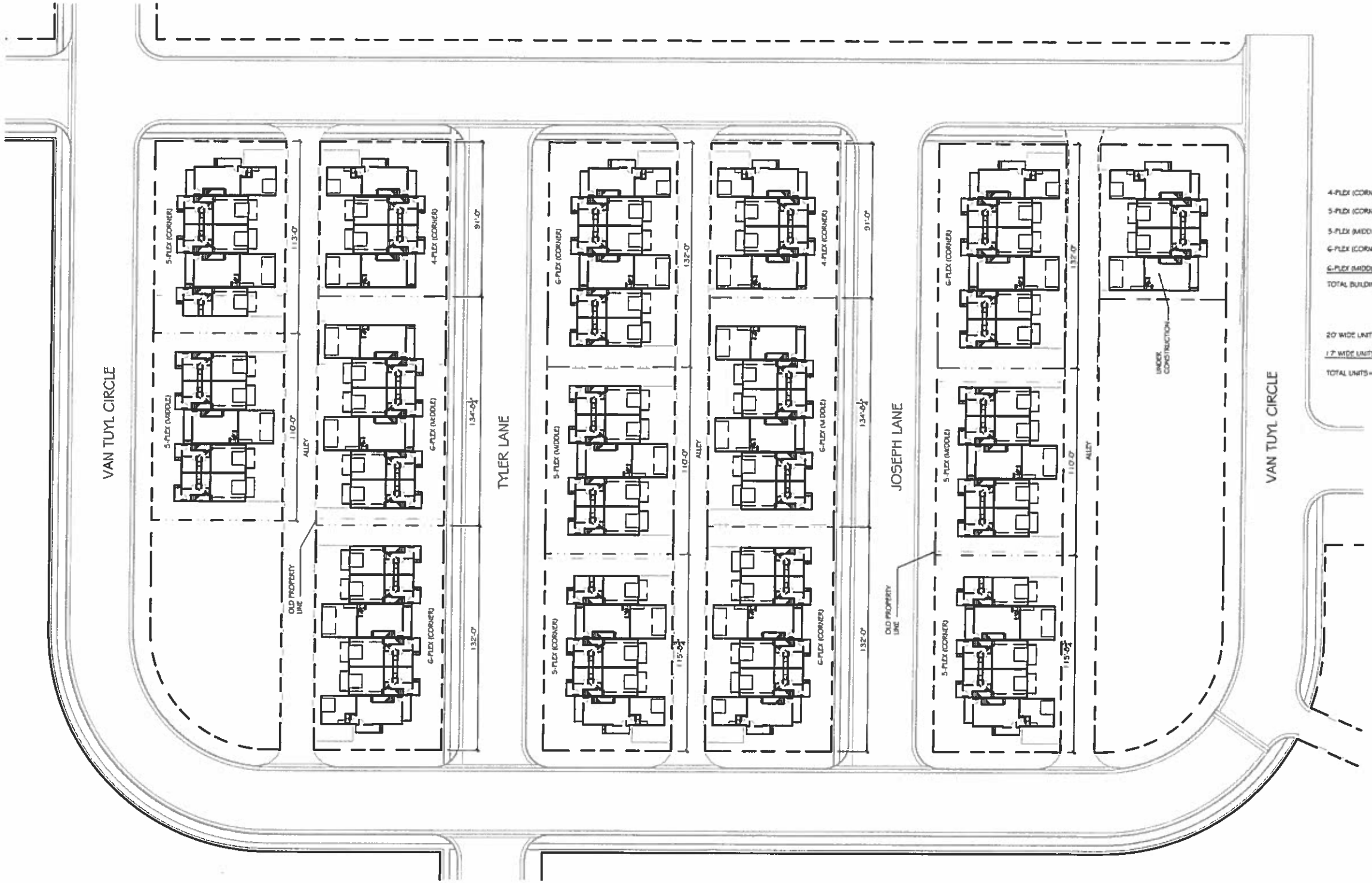
WILLIAMS ENGINEERING L.L.C.
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH: (970) 641-0123
EMAIL: info@williamsengineering.com

PARCEL MAP & PROPOSED SITE PLAN

S.W. VENTURES, LLC
VAN TUYL VILLAGE SUBDIVISION
LOTS 74, 75, & 76
301, 305, 307 JOSEPH LN.
GUNNISON COUNTY, COLORADO 81230

DRAWN BY: DWF
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 8-15-15
JOB NO. 2623
SHEET:

ENGINEER'S STAMP



4-PLEX (CORNER) = 2
5-PLEX (CORNER) = 3
5-PLEX (MIDDLE) = 3
6-PLEX (CORNER) = 4
6-PLEX (MIDDLE) = 2
TOTAL BUILDINGS = 14

20' WIDE UNITS = 16
17' WIDE UNITS = 58
TOTAL UNITS = 74

N

1 VAN TUYL VILLAGE - OVERALL SITE PLAN
SCALE: 1" = 30'-0"

ISSUED FOR

WILLIAMS ENGINEERING L.L.C.
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH: (970) 641-3489
EMAIL: wengineering@kbnet.com

S.W. VENTURES
VAN TUYL VILLAGE SUBDIVISION
GUNNISON COUNTY, COLORADO 81230

DRAWN BY: LNS
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 01/1/2016
JOB NO.: 2624
SHEET:

ENGINEER'S STAMP

1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

ISSUED FOR:

WILLIAMS ENGINEERING L.L.C.
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH. (970) 641-3449
EMAIL: wengineer@tds.net

EXTERIOR ELEVATIONS

S.W. VENTURES
VAN TUYL VILLAGE SUBDIVISION
GUNNISON COUNTY, COLORADO 81230

DRAWN BY: LNS
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 8/11/2016
JOB NO. 2624
SHEET: A6

ENGINEER'S STAMP

STAFF REPORT
Dave Kozlowski – 308 East Virginia Avenue

TO: Zoning Board of Adjustments and Appeals
FROM: Community Development Staff
DATE: September 23, 2016
RE: Variance Request VA 16-5 – Front Setback Variance

CODE PROVISIONS
City of Gunnison Land Development Code (LDC), Section 8.1, Variances, authorizes deviation from the standards of the underlying zone district and shall be authorized only for maximum height, minimum floor area, minimum building width, maximum lot coverage, minimum setbacks, maximum setbacks, parking requirements and minimum landscape area.

The *LDC* specifies that variance applications be reviewed by the Zoning Board of Adjustments and Appeals (Board) at a Public Hearing after 15 days public notice. The Board may approve, approve with conditions, deny, or remand the application back to the applicant. The Board is the final authority for variance applications.

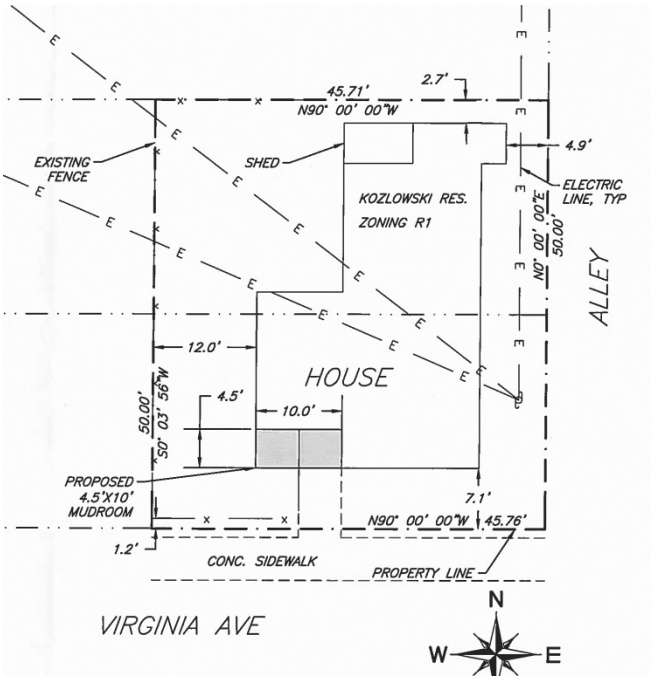
Variances are authorization to deviate from the literal terms of the *LDC* that would not be contrary to the public interest in cases where the literal enforcement of the provisions of the *LDC* would result in undue or unnecessary hardship.

APPLICATION
The applicant, Dave Kozlowski, is requesting a front setback variance for the construction of a mudroom addition. The legal description of the property is the east 43.73 feet of Lots 11 and 12, Block 15, Original Gunnison, City and County of Gunnison, Colorado. The applicants' narrative states:

> "I'm requesting a variance to my unconforming lot for the purpose of adding a small mudroom that will also serve as an airlock. Currently my house's side (Virginia Ave) setback is 7.1' and the front setback is 12'. With the addition of this mudroom I will not further encroach on either setback, but add much needed space to my small 700 S.F. home. The proposed mudroom squares off the home and would add 45 S.F. The special circumstances are my home was originally built in the 1930's and my lot size is small 45'X50'; 2,286.5 SF. I believe this addition will not be injurious to the neighborhood and will only improve the aesthetics. The current home has very little storage and with the small size temperature swings are rapid when the door opens in the winter and cuts down on the heating efficiency. Please approve this small mudroom as I'm only trying to create a more efficient small home."

STAFF REPORT
Dave Kozlowski – 308 East Virginia Avenue

SITE ASSESSMENT
The property is located on Virginia Avenue within the R2 (Duplex Residential) zone district. The site is surrounded by single family residential uses.



The subject site is constrained in regard to the parcel being nonconforming in size at approximately 2, 286 square feet. The existing structure is also nonconforming to the LDC in regard to the front, rear and side setbacks. The request would extend the nonconformity in the wall length perpendicular to the street, but would not decrease the front setback of 7.1 feet to the south (Virginia Avenue) property line.

In order to provide appropriate use and function of the existing structure, the applicant is requesting a variance to construct an addition that would be a mudroom and serve as an air lock to increase the efficiency of the home.

DEPARTMENTAL COMMENTS:

Fire Marshall:	No issue
Building Official:	No issue
Parks and Recreation Dept.:	No issue
Police Department:	No issue
Public Works Director:	No issue
City Engineer:	No issue
Water/Sewer Superintendent:	No issue
Electric Superintendent:	No issue

STAFF OBSERVATIONS:
1. The applicant is requesting a variance for the front yard setback to construct a mudroom onto the existing nonconforming structure.
2. The site is constrained in regard to size of the lot which is approximately 2,286 instead of the required 6,250 square feet.
3. The proposed variance would allow reasonable use of the existing structure.
4. The proposed variance is considered minimal and does not negatively affect the health, safety and welfare of the community.

REVIEW STANDARDS
Section 8.3 (Required Showing) states that "… *The applicant shall demonstrate the following to the Board before a variance may be authorized:"*

A. **Special Circumstances Exist**. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought, that do not apply generally to land or buildings in the neighborhood.

No Conflict. The site is constrained in regard to the lot size and the existing placement of the nonconforming structure. The variance is necessary to provide reasonable use of the existing structure.

B. **Not Result of Applicant**. The special circumstances and conditions are not the result from any act of the applicant.

No Conflict. The existing conditions of the site and structure was not a result of the applicant.

C. **Strict Application Deprives Reasonable Use**. The special circumstances and conditions are such that the strict application of the provisions of this *LDC* would deprive the applicant of reasonable use of the land or building.

No Conflict. The variance is necessary to provide reasonable use of the structure and allow for increased efficiency.

D. **Variance is Necessary to Provide Reasonable Use**. The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.

No Conflict. The variance is necessary to provide reasonable use of the structure and to allow for increased efficiency.

E. **Minimum Variance**. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

No Conflict: The applicant is proposing the minimum necessary for the reasonable use and function of the structure. The mudroom increases the wall length of the nonconforming structure; however, the overall existing front setback of 7.1 feet would remain.

F. **Not Injurious to the Neighborhood**. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.

No Conflict: The granting of the Variance will not be detrimental to the neighborhood or public welfare.

G. **Consistent with the *Land Development Code*.** The granting of the variance is consistent with the general purposes and intent of this *LDC*.

No Conflict: The purpose of the *Land Development Code* includes: (1) establish standards for all proposed development in the City; (2) protect quality of life; (3) establish a review process; (4) provide for orderly development of the City; (5) provide adequate public facilities; and (6) conserve property values. The requested use is consistent with the intent of the *Land Development Code*.

STAFF REPORT
Dave Kozlowski – 308 East Virginia Avenue

ACTION
At the Zoning Board of Adjustments and Appeals meeting of September 29, 2016, Board Member _____ moved, and Board Member _____ seconded to APPROVE the request by Dave Kozlowski for Variance Application, VA 16-5 for a front yard setback variance at 308 West Virginia Avenue, based on the following findings of fact:

Findings of fact:

1. The Zoning Board of Adjustments and Appeals finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan* (2007).

2. The Zoning Board of Adjustments and Appeals finds that the application meets the seven review standards as defined in the *Land Development Code* for variances.

3. The Zoning Board of Adjustments and Appeals finds that the applicant is requesting a variance for the minimum front setback (7.1 feet) for the addition of a mudroom.

4. The Zoning Board of Adjustments and Appeals finds that the site is constrained with the existing placement of the structure and with the nonconforming lot size of 2,286 square feet.

5. The variance allows reasonable use of the existing dwelling unit and promotes increased efficiency of the dwelling.

6. The Zoning Board of Adjustments and Appeals finds that the application promotes the long term health, safety, and welfare of the community.

Condition:

1. The applicant shall apply for a building permit through the Community Development Department before the variance approval expiration date of September 29, 2017.

Application Fact Sheet
City of Gunnison Land Development Code
Minimum Application Contents
In accordance with §6.5 C.

City of Gunnison
P.O. Box 239
Gunnison, CO 81230
(970)641-8090

Applicant Name(s): Dave Kozlowski

Phone #: 9702758558 **Fax #:** _____ **E-Mail:** dkozski@gmail.com

Mailing Address: 304 E Virginia Ave

City: Gunnison **State:** CO **Zip:** 81230

Legal Description

Site Address of Property: 304 E Virginia Zoning R1
Block: 15 Lot(s): 11, 12 Addition: Gunnison Orig.

Disclosure of Ownership- Please provide one of the following:

☒ Assessor Parcel Info ☐ Mortgage ☐ Deed ☐ Judgments

☐ Liens ☐ Contract ☐ Easement Agreement ☐ Other Agreements

Summary of Request: Mud Room addition

Attachments: ☒ Vicinity Map (8.5"X11") ☒ Description of Proposal

☒ Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office)

~~☒ Vested Property Rights ☐ Authorization of Agent (Power of Attorney from Owner, if not the applicant)~~

☒ Site Plan (11"x17") **to scale**, includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)

YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION

Signature(s) _____ Date 9/12/16
_____ Date _____

For Office Use Only

☐ Conditional Use ☑ Variance ☐ Zoning Amendment
☐ Major Subdivision ☐ Minor Subdivision ☐ Subdivision Exemption
☐ Mobile Home/RV Park ☐ PUD ☐ Vacation
☐ Consolidated Application

RECEIVED
SEP 12 2016
MS

1/2014

Proposed Mudroom Addition to 308 East Virginia Avenue:

I'm requesting a variance to my unconforming lot for the purpose of adding a small mudroom that will also serve as an airlock. Currently my house's side (Virginia Ave) setback is 7.1' and the front setback is 12'. With the addition of this mudroom I will not further encroach on either setback, but add much needed space to my small 700 S.F. home. The proposed mudroom squares off the home and would add 45 S.F. The special circumstances are my home was originally built in the 1930's and my lot size is small 45'X50'; 2,286.5 SF. I believe this addition will not be injurious to the neighborhood and will only improve the aesthetics. The current home has very little storage and with the small size temperature swings are rapid when the door opens in the winter and cuts down on the heating efficiency. Please approve this small mudroom as I'm only trying to create a more efficient small home.

Thanks,

Dave Kozlowski, Home owner

Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
KOZLOWSKI DAVID 308 E VIRGINIA AVE GUNNISON, CO 81230-2150	
Business Name:	NA

Today's Date:	September 12, 2016
Appraisal Year:	2015

Account Number:	R001568
Parcel Number:	3701-363-10-013
Account Type:	Residential
Economic Area:	Econ Area 1
Tax District:	100
Mill Levy:	56.217

Property Location:	316 E VIRGINIA AVE, GUNNISON
Neighborhood:	GUN RES MAIN AREA
LEA:	GUNNISON RESIDENTIAL IMPROVED (10000)
Subdivision:	GUNNISON ORIGINAL
Condo:	
Legal Description:	E45.73\' OF LOTS 11,12 BLK 15 ORIGINAL GUNNISON #537179
Parcel Notes	TOTAL PARCEL = 2,286.5 SF

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches
Generate Neighboring Owner List by Distance	
Search Sales By Subdivision	

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$29,210	$2,330	$94,730	$7,540	$123,940	$9,870

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$123,940	$9,870	54.929	$542.18
2014	$100,300	$7,980	56.217	$448.61
2013	$100,300	$7,980	49.778	$397.22
2012	$113,560	$9,040	44.152	$399.17
2011	$113,560	$9,040	44.343	$400.86
2010	$141,720	$11,280	40.939	$461.79
2009	$141,720	$11,280	39.757	$460.60
2008	$135,850	$10,810	41.387	$458.36
2007	$135,850	$10,810	36.186	$403.24
2006	$92,090	$7,330	43.784	$332.72

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

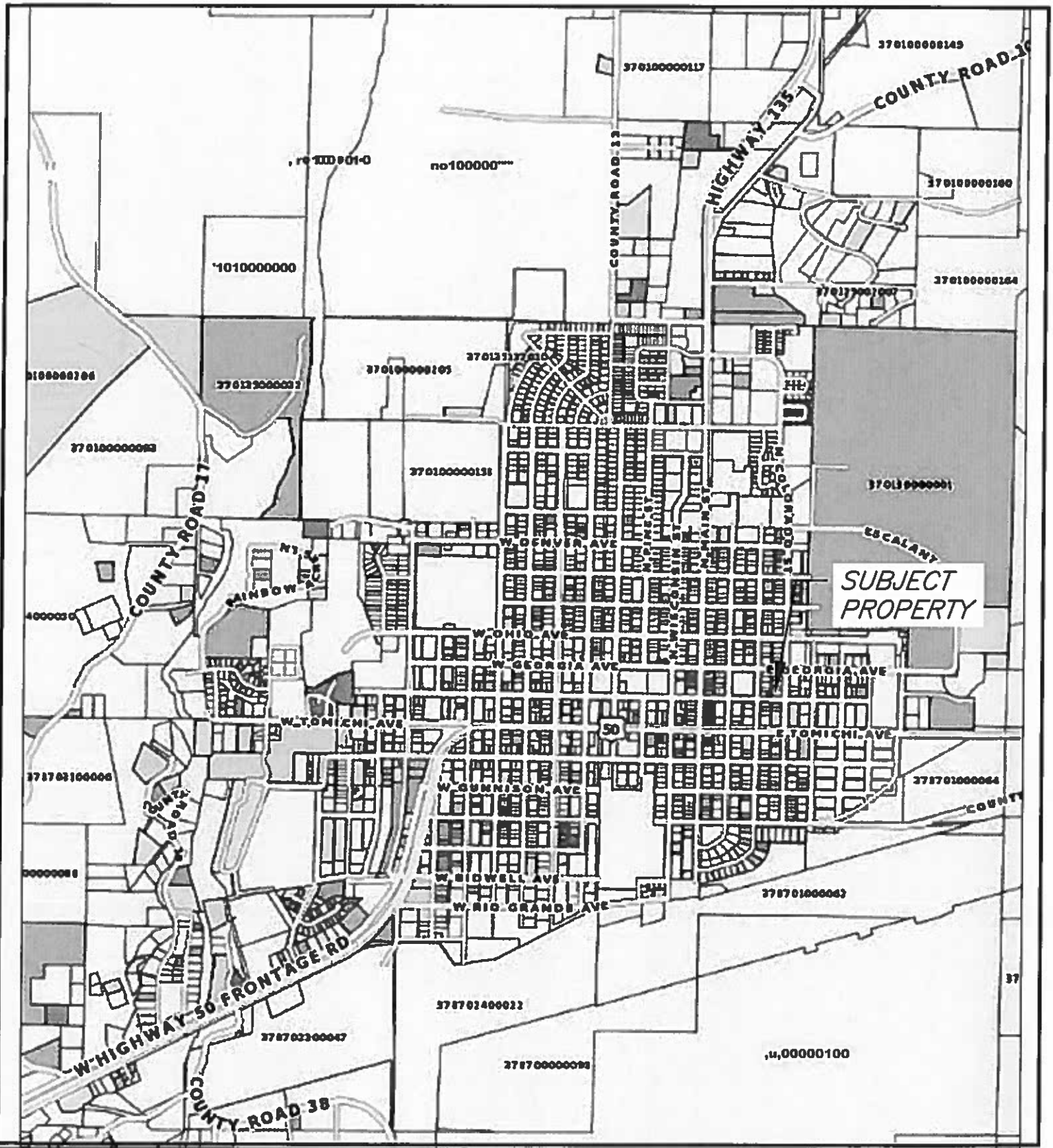
Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	0.053	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/21/2003		SEC OF HOUSING & URBAN DEVELOPMENT	KOZLOWSKI DAVID	N/A	537179	SPEC WARR DEED - NO FEE
07/31/2003		MARKS MELODY PUBLIC TRUSTEE	SEC OF HOUSING & URBAN DEVELOPMENT	N/A	533215	PUBL TRUST DEED - NO FEE
04/14/2000	$91,700	BURT MATTHEW ETAL	WHEELER JOSHUA P ETAL	Improved	501105	GEN WARR DEED - FEE
11/21/1995	$80,900	Unknown	Unknown	Improved	B000774P0004	GEN WARR DEED - FEE
06/13/1994	$60,000	Unknown	Unknown	Improved	B000747P0001	WARRANTY DEED - FEE

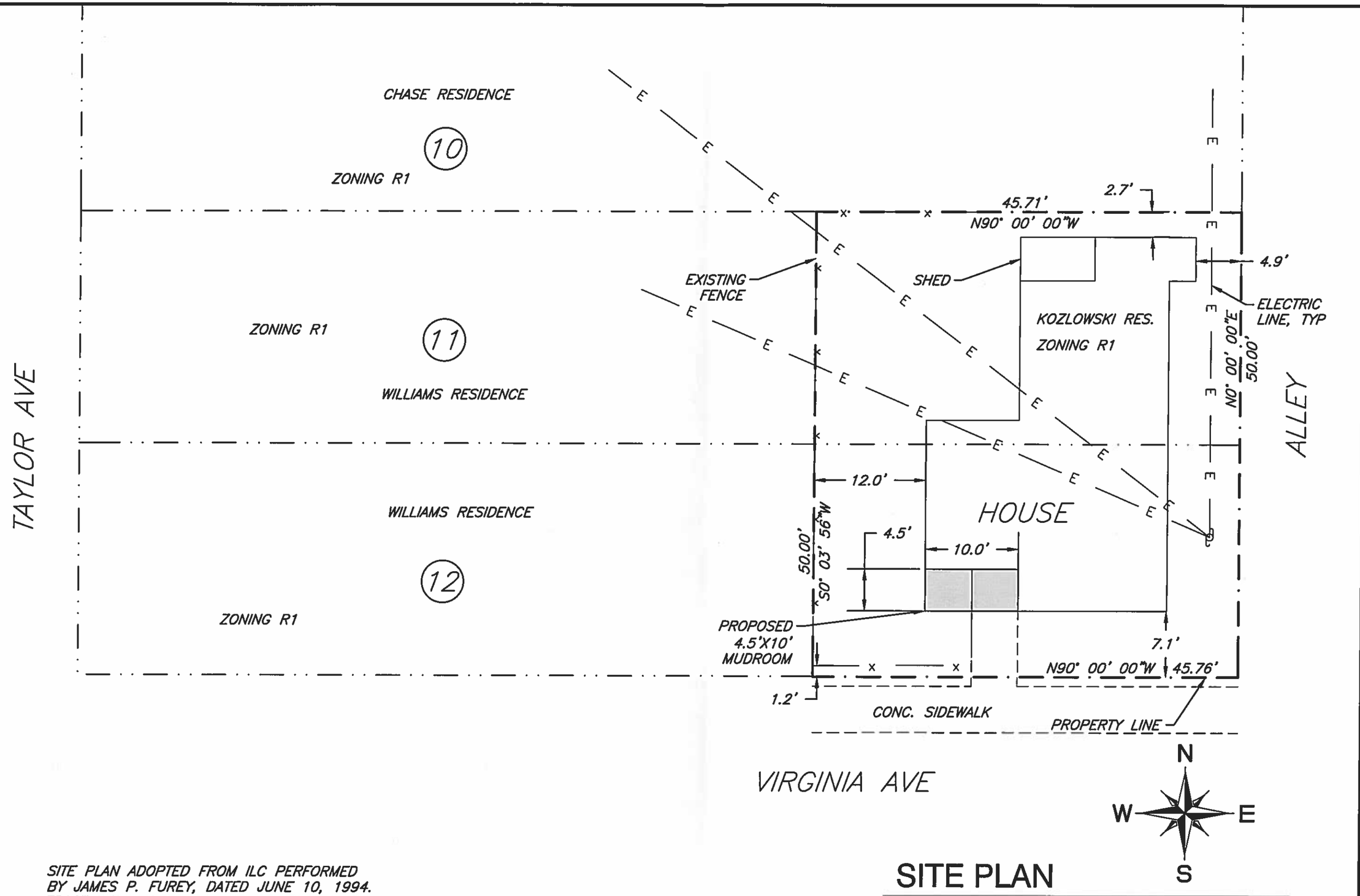
Adjoining Property Owners to 308 E Virginia Ave within 100ft

1	3701-363-15-001	PESNELL O A JR	6951 COTTAGE HILL RD	MOBILE	AL	36695	
2	3701-363-10-012	WILLIAMS TIM L WILLIAMS PAMELA K	270 MCCLURE AVE	FREDERICK	CO	80530	
3	3701-363-10-005	CHASE LISA P	204 N TAYLOR ST	GUNNISON	CO	81230	
4	---						
5	3701-363-10-010	HOLDEN ENID MARGARET HOLDEN PAUL	601 N TAYLOR ST	GUNNISON	CO	81230	
6	3701-363-68-002	MCGREGOR LEE R	316 1/2 E VIRGINIA AVE	GUNNISON	CO	81230	
7	3701-363-10-009	LLOYD MARGARET M	PO BOX 777	GUNNISON	CO	81230	
8	3701-363-15-007	LAW BUILDING PARTNERSHIP	PO BOX 179	GUNNISON	CO	81230	
9	3701-363-68-001	KRUTHAUPT CHRISTOPHER GREGORY	712 ANDREW LN	GUNNISON	CO	81230	
10	3701-363-10-004	CESARIO CHRISTINA A	210 N TAYLOR ST	GUNNISON	CO	81230	



ENGINEER'S STAMP		SHEET:			
	DK RW NTS 2533	S1	DAVE KOZLOWSKI 309 E VIRGINIA AVE GUNNISON, COLORADO 81230	VICINITY MAP	WILLIAMS ENGINEERING L.L.C. 400 NORTH MAIN STREET GUNNISON COLORADO 81230 PH. (970) 641-2499 EMAIL: wengineer@msn.com

C:\Users\ws2\Desktop\DKVICINITY MAP.dwg



SITE PLAN ADOPTED FROM ILC PERFORMED BY JAMES P. FUREY, DATED JUNE 10, 1994. TRACT WITHIN LOTS 11 AND 12, BLOCK 15, CITY OF GUNNISON, CO

SITE PLAN

SCALE: 1" = 10'

SITE PLAN
MUD-ROOM ADDITION

DAVID KOZLOWSKI
308 EAST VIRGINIA AVE.
GUNNISON, CO 81230

DK
RLW
AS NOTED
5/12/2016

S1

ENGINEER'S STAMP

C:\Users\ws2\Desktop\dkhousesite.dwg

MEMBERS	PRESENT	ABSENT	EXCUSED
SCOTT FRAZIER	X		
ELLEN HARRIMAN	X		
MARLA LARSON	X		
SHARON CAVE	X		

OTHERS PRESENT: Director Steve Westbay and Planning Technician Michelle Spain

I. CALL TO ORDER AT 7:00 PM BY CHAIR SCOTT FRAZIER

II. CONTINUED PUBLIC HEARING – VA 16-3, SUBMITTED BY NAVID NAVIDI, REQUESTING A FRONT SETBACK VARIANCE ALONG REED STREET AND NEW YORK AVENUE.

Open the Continued Public Hearing. Vice-Chair Harriman opened the public hearing at approximately 7:00 p.m. this is the continuation of the hearing on August 11, 2016, VA-16-3 Navid Navidi.

Chair Frazier entered the meeting.

Proof of publication. Proof of publication was entered into the record on the August 11, 2016 meeting. No further notices were required.

Review of the Process. Director Westbay reviewed the reason for this continuation of the public hearing. Staff was instructed to meet with the applicant and discuss the merits of the application and the merits of the previous testimony. Director Westbay and the applicant met on site and discussed his desire and reason for the 100 foot building, it's placement, and the reasons for the 5-foot setbacks on New York and Reed Streets. The applicant is still requesting a 5-foot setback. The separation of 10 feet between the buildings is the similar to the uses in the commercial district. The 10-foot setback was recommended by staff making it consistent with the underlying zoning and provides adequate snow removal and storm water flows and grading at the site.

Applicant Presentation. Mr. Navid Navidi

Mr. Navidi submitted some handouts for the presentation. A copy was entered into the minutes. Mr. Navidi continues his request for the 5-foot setback on New York and Reed Streets. Mr. Navidi explained the width of his trucks and why the setback would be correct for this operation. The 10 feet between the two buildings is not adequate. The type of trucks in his business are 8 feet wide then add the mirrors that brings it to 10 feet wide. That statement that the 10 feet is adequate is inaccurate. Mr. Navidi stated that he needs this building to expand his business. This will be good for the neighborhood, the City and his seven employees. The setback he is asking for will have no negative effect on the neighborhood The City Land Development Code

discriminates against property owners like himself, who have three frontages. 15-foot dimension is taking 7,995 sq. ft. and none of this can be developed. This makes 27% of this property not developable. Even with a 10-foot setback that will leave 5,700 sg. ft. that cannot be used. 15% snow storage and 10% for landscaping it brings it to 52% of the property that cannot be used. Mr. Navidi stated his equipment needs to be stored inside. This company is an emergency response company. He needs to be able to move this equipment as called for. The review of the building commenced. The drawing is in the attachments.

Drainage was discussed. The corner of New York and the frontage road you can see how much distance there is. Distances were reviewed. Property line is 24 feet from the street. With this building being setback 5 feet that will be a total of 30 feet from the street. This is not a typical City lot. Schmaltz Construction building was used as an example of construction. When he enters his building he blocks most of 10th street on a blind corner. Mr. Navidi submitted an example of a similar building. He showed it as an overlay to his lot. He showed that other properties on New York were already 10 feet from the street. Given these circumstances he felt he could continue his clean-up of this area if this variance was granted.

Mr. Navidi had a question for Director Westbay concerning the 24-foot City easement. It needs to be paved. It is full of pot holes. Who would pay for this? Director Westbay responded that under the street regulations the owner is responsible to maintain this area. Here is another reason for granting this request. Mr. Navidi does not get to use this but has to maintain it. At last week's meeting it was indicated that he had not studied this before he ordered the building. That is not true. He ordered this building because it will serve his immediate needs. Yes, he admitted he made a mistake in reading the code.

Mr. Navidi indicated he contacted the building official prior to ordering this structure. He asked if he needed it sprinkled. He was told that under 12,000 feet it was not necessary. Then the building official called and stated he had made a mistake and the sprinkler system is required. This will be adding another cost of $30,000.00. Mr. Navidi will comply because he wants to make sure all is done correctly. He will absorb the cost of the street maintenance, landscaping, fire suppression requirements so this project can move forward and be in compliance.

A Conditional Use was given to Mr. Navidi's competitor. This person runs the same type of business, out of garage in the back of a house. He blocks the alley access and, they park these units on 12th St. The neighbors are constantly complaining and requesting police assistance to remove the junk cars. Mr. Navidi pleaded his case that he is investing time and money to make his business be in compliance. This variance will allow him to keep his vehicles stored in a secure environment.

Public Input. There was none.

Staff Presentation. Director Westbay stated that this Board is in charge of looking at dimensional standards based on the criteria of the code. Criteria statements must be met and finding and facts have been derived. So if the board feels this application has met the criteria statements than we can proceed.

Commission Discussion.

Vice-Chair Harriman indicated that last week the information was incomplete. She indicated that she expects the applicant to be prepared also. The access issues were discussed. Distance between buildings is not an issue here. Request from Vice-Chair Harriman on the location of entrance of doors. Applicant responded that the doors will only be facing on the Highway 50 side. 100' North/South & 70 feet East/West. Mr. Navidi looked at all kinds of configurations. The frontage road is actually a dead end. He has closed this area. This is for the safety for his customers' vehicles and his employees. He needs to discourage the public from taking access through his property so they can enter New York. Mr. Navidi is using the New York access currently. Mr. Navidi indicated that he owns three other business in Gunnison. With this one it will be number four. Sales tax is generated from this business and this will increase the sales tax revenue.

Chair Frazier did take a look at this area. The 5-foot setback would still allow the City be able to do its maintenance. Vice-Chair Harriman reiterated that their responsibility is to exam the criteria in the zoning. Director Westbay has discussed this with the applicant. Mr. Navidi stated that this code is unreasonable for this location. Board Member Larson reviewed the 5-foot setback at the rear and all the other items landscaping, snow storage etc. Vice-chair Harriman asked where the location of the landscaping was on this parcel. Director Westbay indicated that currently all the trees are in the front. Landscaping was never an issue for this application. The buffer standards were discussed. The buffer standards are very good on this parcel for this type of operation. There will also be landscaping on the side. Board Member Larson reiterated the board was looking at the criteria and examining if this application fit all the standards. Director Westbay responded that the way this has been written there is no conflict. Board Member Cave indicated that working around a 10-foot section with these large vehicles is difficult and she feels this may be a hardship. Mr. Navidi stated that the storm drain will have to have a valley and snow removal will also be difficult. Director Westbay then recommended changes to the review. So noted and changed.

Close the Public Hearing. Chair Frazier closed the public hearing at 7:35 p.m.

Chair Frazier indicated that after discussion and review there is definite hardship and he agrees with the 5-foot setback.
Board Member Larson is in agreement with the 5-foot setback on Reed Street and New York Street.
Board Member Cave agreed with the request.
Vice-Chair Harriman indicated that this may not be impossible, but this board should not determine if the applicant must struggle.

Director Westbay then recommended changes to the review. So noted and changed in the Staff Review and the Findings of Fact.

ACTION

At the Zoning Board of Adjustments and Appeals meeting of August 18, 2016, Board Member Larson moved, and Board Member Cave seconded to APPROVE the request by Navid Navidi for Variance Application, VA 16-3 for a front yard setback variance on the Reed Street and New York Avenue, based on the following findings of fact that have been amended:

Findings of fact:

1. The Zoning Board of Adjustments and Appeals finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan* (2007).

2. The Zoning Board of Adjustments and Appeals finds that the applicant is requesting a variance from the minimum front setback of 15 feet to five feet on the Reed Street and New York Avenue frontages, for the placement of a 70' by 100' shop.

3. The Zoning Board of Adjustments and Appeals finds that the site is constrained with a triple street frontage lot configuration. The Board further finds that, historically, with this type of configuration a setback variance from at least one of the street frontages has been approved.

4. The Zoning Board of Adjustments and Appeals finds that the majority of structures along Reed Street are situated with a five-foot setback and granting the variance for the Reed Street frontage is appropriate and provides consistency.

5. The Zoning Board of Adjustments and Appeals finds that the site contains a drainage swell to the south of the property and a 5-foot setback on the New York Avenue frontage accommodates this drainage swell and provides adequate area between buildings for snow removal.

6. The Zoning Board of Adjustments and Appeals finds that the additional area between buildings will allow ample area to maintain stormwater flow lines through the site.

7. The Zoning Board of Adjustments and Appeals finds that the variance request for the five-foot setback on Reed Street and on New York Avenue meets the seven review standards as defined in the *Land Development Code* for variances.

8. The Zoning Board of Adjustments and Appeals finds that a five-foot minimum setback on the New York Street frontage is warranted based on the submitted application materials and public hearing testimony.

9. The Zoning Board of Adjustments and Appeals finds that the Reed Street and New York Avenue setback variance promotes the long term health, safety, and welfare of the community.

Condition:
1. The applicant shall maintain a minimum five-foot setback on Reed Street and a minimum five-foot setback on New York Avenue.

Roll Call Yes: Frazier, Harriman, Cave, Larson
Roll Call No:
Roll Call Abstain:
Motion Carried

The applicant thanked the Board.

III. CONSIDERATION OF THE AUGUST 11, 2016 MEETING MINUTES

Board Member Cave moved and Board Member Harriman seconded to approve the August 11, 2016 meeting minutes as presented.

Roll Call Yes: Frazier, Larson, Harriman, Cave
Roll Call No:
Roll Call Abstain:
Motion Carried

IV. UNSCHEDULED CITIZENS -There were no unscheduled citizens.

V. BOARD COMMENTS- None

Density allowance variance reviewed. They are trying to maximize density in the VanTuyl subdivision.

VI. STAFF COMMENTS

Director Westbay updated the Board that there will be another application in the next few weeks.

VII. ADJOURN

The meeting was adjourned at approximately 7:50 p.m.

_____
Scott Frazier, Chair

Attest:

_____
Michelle Spain, Secretary