

BOARD OF ZONING APPEALS

MINUTES

May 6, 2014

Members Present:	Lynne Thomas-Roth John Bruns	Glynn Marsh Michael O'Callaghan
City Staff Members Present:	John Applegate	Janet Hamilton

The May 6, 2014 Board of Zoning Appeals meeting was called to order by Lynne Thomas-Roth.

Attendance was taken and all members were present.

1. Mrs. Thomas-Roth asked if there were any additions or corrections to the minutes from the February 4, 2014 meeting. There were no corrections so Mr. Marsh moved that the minutes be accepted as prepared. Mr. O'Callaghan seconded the motion. All concurred and the February 4, 2014 minutes were accepted as prepared.

2. 14-05 – Application for a variance from Mike Sutherland, for Lot 74, Irongate Estates (plot plan attached) to build a house on the corner lot with a deck within thirteen feet of the rear lot line.

Mr. Applegate introduced the property owners, the Sutherlands who are owners of the property. This lot borders the woods and the variance request concerns the back of the house. The size of the house that they want to build would extend five feet into the thirty foot setback and a deck built on the back of the house would extend further. Mr. Applegate said that they were concerned about issuing a variance for the location of the house.

Mr. Sutherland said they had been residents of Union for the last six years and wanted to stay in Union. The square footage of the house was 2,600 and was the size of houses in that area. He said the house would blend in with the existing neighborhood and he had talked to the neighbors in the area and they were in favor of having the house there and not a vacant lot.

Mr. Applegate said that the staff recommends the approval granting this variance.

Mr. Marsh moved that the variance request, 14-05 be approved. Mr. Bruns seconded the motion. All concurred and the motion was passed.

3. Open Agenda

Mrs. Thomas-Roth said she had been walking the new concrete walking/bike paths and they were great and much better than the original black asphalt paths. Mr. Applegate said this is the fourth year of the program and they are getting all of the asphalt paths replaced.

Mr. Marsh asked if in addition to the Sutherland home where they just granted a variance if there had been other homes started in Union. Mr. Applegate said they had roughly 21 permits issued for new home, with most of those in Stoney Crest but one in Lindeman Commons and five in Concord Meadows.

Mrs. Thomas-Roth asked if the city would do anything for their bicentennial for 2016. Mr. Applegate said he was going to get with Mr. Marsh about that.

Mr. Marsh said that Union, Englewood, and Clayton all had milestone dates coming up and they were going to produce a photo book with short captions for the event. Mr. Marsh said that festival type events were not as popular as they once were and Mr. Applegate agreed that the city did not want to do a parade or festival because they created problems for residents and generated complaints.

4. There were no more items for discussion so Mr. Bruns moved that the Board of Zoning Appeals meeting be adjourned. Mr. Marsh seconded the motion. All concurred and the May 6, 2014 Board of Zoning Appeals meeting was adjourned.

