



***BOARD OF ADJUSTMENT
MINUTES
JUNE 15, 2022***

The meeting was called to order at 5:30 pm by Acting Chairperson John Young and on roll call the following members were present:

Tara Gordon
Linda Hicks
John Young

Members not present: Krissy Link

Staff Present: Nathan Parch, Planning & Zoning Administrator

Public Present: Mitchell & Ariel Alexander, 609 S Roche Street

It was moved and seconded to approve the June 15, 2022 agenda. Motion approved on voice vote:

Ayes: Gordon, Hicks, Young; Nays: None; Absent: Link

It was moved and seconded to approve the minutes of the May 18, 2022 meeting. Motion approved on voice vote:

Ayes: Gordon, Hicks, Young; Nays: None; Absent: Link

New Business:

Consider a request for variances from Zoning Code Sections 9-4-4(D) and 9-6B-5F to allow Mitchell & Ariel Alexander to construct a detached garage in their rear yard at 609 S Roche Street that will exceed the area and height permitted for an accessory structure

Nathan Parch summarized the applicants' request to build a new 1,200-square foot detached garage requiring two variances – one to exceed the maximum square footage of 768 SF (10% of lot area) and the other to go above the maximum height of 12 feet permitted for an accessory structure. Proposed dimensions are 30'x40' with exterior walls 12 feet in height and a gable roof above. The new garage will replace their existing one that was destroyed by fire in January 2022 and will be constructed in the same location.

Mr. Parch explained the previous garage exceeded the maximum square footage of 768 square feet because it was built prior to 2017, when the 10% limitation on lot coverage was adopted. The increased height is needed for 10-foot-tall garage doors, versus standard 8-foot doors, in order to accommodate the applicants' vehicles.

Ariel Alexander pointed out several examples in her immediate neighborhood where accessory structures exceed the 10% lot area limitation. Additionally, she explained why a



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larger and taller garage is needed to accommodate family work vehicles and children's micro sprint car racing hobbies.

Motion was made by Linda Hicks to approve the request. The motion was seconded by John Young. Motion approved on voice vote:

Ayes: Gordon, Hicks, Young; Nays: None; Absent: Link

It was moved and seconded to adjourn the meeting. Motion approved on voice vote:

Ayes: Gordon, Hicks, Young; Nays: None; Absent: Link

Meeting adjourned at 6:07 pm.