

**ZONING BOARD OF ADJUSTMENT  
MAY 2, 2012 MEETING  
DRAFT MINUTES**

Board members present included Chairman Christopher Carley, Nicholas Wallner, David Parker, Robert Harrison Jr. and Jim Marshall. Also present Zoning Administrator Craig Walker.

**10-12 Allen & Lynn Head:** Applicant wishes to add an 8' x 26' addition on the east side of an existing detached garage and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations to permit the closest point of the addition to be 13 feet from the rear property line where a 25 foot setback is required for property at 24 ½ Gladstone Street in an RM Residential Medium Density District.

Allen Head testified. His property abuts a 30 +/- foot swath of undeveloped City property. He didn't think encroaching into the setback adjacent to this piece of property would hurt anyone. His property is at the top of a steep slope and the City property is at the bottom of the slope adjacent to Liberty Street. He would like to make the garage 8 feet deeper.

Carley asked if the garage exists. (Yes.) Wallner asked if part of the existing garage already encroaches on a setback. (Maybe a little encroachment, not sure how much.) When was this garage built? (Approximately 20-24 years ago.) Mr. Head went on to say that he wants to build a big boat and he doesn't want to build it in his yard. He doesn't extend the garage forward towards Gladstone Street as that would restrict his access to his back yard.

Harrison feels that this is a unique property.

In favor: none.

In opposition: none.

Barbara Clancy, 18 Gladstone Street wanted a better understanding of where the addition would be placed. After her questions were answered, she was in favor of the application.

Patrick Troy, 17 Gladstone Street wanted to look at the plan. After doing so he is okay with the request.

Comments from Code Administration: none.

DECISION: Wallner felt that the property was unique and where it abuts City land that only adds to the hardship. Parker felt that it was a benign use.

A motion to approve the request was made by Wallner, seconded by Harrison and passed by a unanimous vote.

MINUTES: A motion to approve the Minutes was made by Wallner, seconded by Parker and passed by a unanimous vote.

A motion to re-elect Chris Carley as Chairman was made by Wallner, seconded by Harrison and passed by a 4-0 vote with Carley abstaining.

A TRUE RECORD ATTEST,

\_\_\_\_\_, CLERK  
ZONING BOARD OF ADJUSTMENT