

GACC Meeting Minutes

November 15, 2011

Board Attending: Daland Juberg, Don Melloy, Donald Barr, Mark Dollase, Steve Ferguson, Doug McKee, Rollin Rhea

Board Absent: Joe Goeller, Bob Lehen, Mike Manion, Andy Seiwert

Introduction of Board Members

Consideration of Petition 2011-HOV-021

General Location: 7955 Oak Hill Drive

Petitioner/Agent: Pillar Homes and Remodeling, LLC, by Mitch Server

Request(s): Variance of development standards of Dwelling District Zoning Ordinance to legally establish a 0.769 lot (minimum three acres required), and to provide for the construction of a single-family dwelling, with 148 feet of lot width (250-foot lot width required), and to provide for construction of a single-family dwelling, with a 24-foot south side yard (minimum 30-foot southside yard required), and a 70-foot aggregate side yard (minimum 75-foot aggregate side yard required).

Mitch Server presented information on this petition, noting that the building site is covered by D-A zoning and that there is a grandfather position allowing for building lots of less than the size normally required for this zoning. The sole reason for seeking a . variance is to allow for the smaller lot width and smaller side yard sizes. Mr. Scott Schrader

was introduced as the builder and owner of the lot pending approvals from Marion County Health of the septic tank plan. Mr. Mike Meyer, President of the Oak Hill Residents Association indicated the association has met with Mr. Schrader and that based on those meetings they were in support of this petition. Several questions were asked concerning the availability of city water and city sewer services at this lot, and it was determined that neither were available. Mr. Schrader indicated that he was developing plans for septic tank approval from the Marion County Health Department. It was noted that if a septic plan was not approved there would be no building permit issued and the total need for the variance would be negated. Discussion pursued the maintenance of the pavement on Oak Hill Drive, and it was suggested that communication with the Zoning Board to alert the City that Oak Hill Drive, north of 80th Street is a private drive and the contractor should assume responsibility for maintaining the entire length of Oak Hill Drive. Based on the information presented Don Melloy moved to take a position of no opposition to the petition, seconded by Mark Dollase and passed unanimously.

Consideration of Petition 2011-HOV-029

General Location: 3755 East 71st Street

Petitioner/Agent: Amy Kotzbauer

Request(s): Variance of development standards of the Dwelling District Zoning Ordinance to provide for a dwelling and garage addition and garage conversion to living space, creating accessory use area, including existing tennis court, of 9,897 square feet of accessory use area or 245% of the total floor area of the primary dwelling (maximum 4,036 square feet or 99.9% of the total floor area of the primary building permitted).

Amy Kotzbauer presented information on the petition, pointing out that the reason for the variance was to bring the lot information into compliance with current zoning regulations by securing a variance to allow the tennis court, existing since 1972 (prior to current ownership) to provide for appropriate accessory space being used. Ms Kotzbauer indicated that she had personally contacted all adjacent neighbors and had not heard any opposition to the petition. On the motion of Don Barr, seconded by Rollin Rhea and passed unanimously, GACC will forward a letter of support to the appropriate staff member of the city.

Approval of Minutes for October 11, 2011

Don Melloy moved approval of the minutes as presented, seconded by Mark Dollase, and approved unanimously.

Treasurer's Report

Treasurer Melloy indicated he would be sending an updated report to the Board

Other Business

We are in receipt of a new petition **2011-UV1-026**, for a variance to provide for a beauty salon and spa, with massage and with accessory retail sales of beauty and hair care products. The hearing on this petition is scheduled for December 6, 2011. The Board took a position to ask the petitioner to seek a continuance to allow for attendance at the December 13 meeting, or to seek an automatic continuance to allow for attendance at the December meeting.