

The following reviews the results of the Zoning Board of Appeals meeting on Tuesday, September 15th, 2009.

ZBA 09ZMJV-0015

2338 Bryant Avenue

An application by Richard Miller, property owner, for a variation to Zoning Code Section 6-8-2-8-C-4 for 2338 Bryant Avenue. The property owner proposes demolish an existing garage and replace it with a 20'x22' garage that would be located at the rear of the site's property and would continue to access the garage from the alley. The proposed garage would be built 0.5' from the north property line and 2' from the south property line. The Zoning Ordinance requires accessory structures to be located 3' from all side and rear property lines. The Zoning Board of Appeals is the determining body for this matter.

The Board voted unanimously to grant the proposed variance.

ZBA 09ZMJV-0074

2101 Madison Place

An application by Donnalee Floeter, on behalf of Elizabeth Wilbarger, property owner, for two variations to Zoning Code Sections 6-8-3-7 for 2101 Madison Place. The project proposes to construct a 2 story addition at the rear of an existing family home, rebuild the existing garage in the same location with a small addition to the east in which the garage will become attached, and to construct a 1 story front porch on the south-side of the property. The proposed porch would be built 5.28' from the street side yard where a 15' setback is required (Section 6-8-3-7-(A)-2). The rebuilt garage is proposed to be built 3.27' from the rear property line, where a 30' setback is required (Section 6-8-3-7-(A)-4), the proposed 2 story addition also requires relief from the rear yard setback requirement.

The Board voted unanimously to grant the proposed variance with the following condition. The granted relief from the rear property line will only apply to the current rear property line. An un-open alley is behind the property and may be vacated in the future. Such a vacation of the alley would extend the owner's property 8 feet to the rear. The committee wanted to ensure that the variation was exclusively for the project on file.