

ADMINISTRATIVE RELIEF MINUTES
Central Permitting Conference Room
June 21, 2016

Call to Order

Zoning Administrator called the meeting to order at 4:00 p.m. on Tuesday, June 21, 2016, in the Central Permitting Conference Room

Roll Call

Zoning Administrator Presiding

Michael Sandy

Staff Attending

Bob Remsburg, Planner, I

Others Present

Robert Rodda – Property owner

Zoning Administrator Sandy reviewed the purpose of the hearing which was to consider allowing a 6 foot high fence in the side yard of a corner lot owned by Mr. Robert Rodda. Mr. Sandy asked those testifying to raise their right hand to be sworn in. Robert Rodda and Bob Remsburg were sworn in by the Zoning Administrator.

Zoning Administrator Sandy asked the Clerk to present the case, ZV 16-04.

Bob Remsburg, Clerk, stated that the rear yard is shallow and that Mr. Rodda had requested to place a 6 foot high privacy fence in the rear yard and extend most of the way to Karen Road in order to encompass a large enclosed rear yard. The ordinance requires that fencing be no higher than 4 feet within 25 feet of side lot line on a corner lot. Mr. Rodda's desire was to close-in an additional area closer to Karen Road. This was not seen as damaging to adjoining properties or the spirit of the ordinance.

Mr. Rodda confirmed his wishes for the privacy fence and that he had spoken with the neighbors concerning his plans.

Zoning Administrator Sandy stated that, if there were no other questions or comments, that he would review the findings of fact. Clerk Bob Remsburg read the findings of fact, and the Zoning Administrator found as follows:

1. That the applicant cannot secure a reasonable return from or make reasonable use of this property without the Variance.

Based on the staff report the Zoning Administrator found this to be true.

2. That a hardship exists resulting from unique circumstances related to applicant's land, such as location, size or topography.

Based on the staff report the Zoning Administrator found this to be true.

3. That the existing hardship is not the result of applicant's own actions.
Based on the staff report the Zoning Administrator found this to be true.

4. That the variance is consistent with the spirit, purpose, and intent of the ordinance such that public safety is secured, and substantial justice is achieved.
Based on the staff report the Zoning Administrator found this to be true.

Having approved the Findings of Fact, Zoning Administrator Michael Sandy ruled that the Variance ZV16-04 would be approved and issued the order for approval.

There being no further business, Zoning Administrator Michael Sandy adjourned the meeting at 4:20 PM.

Michael Sandy, Zoning Administrator

Bob Remsburg, Clerk