

**HEARING OFFICER –Kelly Conference Room #155
April 23, 2025 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, April 23, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

REPORTS RESOLUTIONS AND COMMUNICATIONS:

PETITIONS:

V-15-25 / VAR2025-02-0062

Jacqueline Neu

600 W. Guy Avenue

Parcel: 53-08-08-100-028.000-009

Request: Variance from impervious surface requirements in the Residential Medium Lot (R2) zoning district. Case

Manager: Jackie Scanlan

Jackie Scanlan, Development Services Manager, presented the staff report for V-15-25. Staff is recommending the Hearing Officer adopt the proposed findings and approve the requested variance with the following condition:

1. This approval is for the submitted building design only. Any additional coverage will require compliance with the Unified Development Ordinance or a new variance approval.

Jacqueline Neu, petitioner, is excited to get this project finished. Neu wishes the city would make this process easier on people that live in town.

Robling made a motion to adopt the amended findings and approve V-15-25 with the amended condition:

1. This approval is for an impervious surface coverage maximum of no more than 48%.

*Amended Findings of Fact #3:

FINDING 3: The strict application of the terms of the UDO will result in practical difficulties in the use of the property as it would not allow a modest and customary addition. The practical difficulties are peculiar to this property because of the size of the property, in combination with the portion of the property covered by roadway. The proposed development is not out of character with the zoning district. The proposed addition will be on the rear of the existing residence and will still meet rear setback requirements. Variance from the UDO requirement will allow for an 8 foot addition on the eastern end of the northern façade of the structure for a screened porch, and a 6 foot addition on the remainder of the northern façade and a portion of the western facade.

Meeting adjourned 2:10 P.M.