

**HEARING OFFICER –Kelly Conference Room #155
December 3, 2025 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, December 3, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

APPROVAL OF MINUTES:

November 19, 2025

Robling made a motion to approve the minutes. Motion passes.

PETITIONS:

V-53-25 / ZR2025-10-0109

Valu-built, Inc.

711 E. Cottage Grove Avenue

Parcel: 53-05-33-106-018.000-005

Request: Variance from tree and forest preservation standards to allow tree removal for construction of a new "Dwelling, triplex" in the Residential Multifamily (RM) zoning district. Case Manager: Gabriel Holbrow

Gabriel Holbrow, case manager, presented V-53-25. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve V-53-25 with the following condition:

1. A least six new trees, chosen from species listed in the UDO as permitted large street trees or permitted large interior trees, shall be planted on the property. These six trees shall be in addition to required street trees. The required tree planting shall be verified by a site inspection by Planning and Transportation Department staff either before any of the dwelling units are occupied or within six weeks after any of the dwelling units are occupied.

Ernest Xi, petitioner, presented his request for a variance.

Robling made a motion to adopt the *Proposed Findings of Fact* and approve V-53-25 with the condition listed in the staff report. Motion passes.

Meeting adjourned 2:31 P.M.