

**HEARING OFFICER –Kelly Conference Room #155  
August 21, 2019 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, August 21, 2019 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

**REPORTS RESOLUTIONS AND COMMUNICATIONS:** None at this time

**PETITIONS:**

CU-27-19      **Sonja Johnson and Keith Solberg**  
344 S. Rogers St.  
Request: Conditional use approval to allow an existing detached accessory structure to be used as an Accessory Dwelling Unit (ADU).  
*Case Manager: Ryan Robling*

Ryan Robling presented the staff report on CU-27-19. Staff is recommending adoption of the proposed findings in the staff report, including the following three conditions:

1. The conditional use is approved for the existing structure as submitted in the Monroe County Building Department Application.
2. Petitioner shall record a commitment to satisfy 20.05.0333(I), indicating the ADU cannot be sold separately from the primary unit and that the conditional use approval shall only be in effect as long as the owner(s) of record occupies either the house or the ADU as his or her primary residence. If the ADU approval is revoked at any time, the ADU must be removed from the property.
3. Petitioner shall submit a copy of the property tax homestead exemption for the property.

Beth Rosenbarger, Hearing Officer, made a couple of corrections with regard to the stated property address, including the actual site acreage being 0.22 acres. Rosenbarger confirmed the ADU meets all requirements of the code including the existing location of the garage.

Sonja Johnson, petitioner, said their hope is to provide a place for their granddaughter to live.

No comments from the public.

**\*\*Rosenbarger approved CU-27-19 based on the written findings, including the three conditions outlined in the staff report.**

V-29-19      **Leslie Noggle (L Noggle Designs)**  
940 N. Jackson St.  
Request: Variance from side yard setback standards for the construction of a second story addition  
*Case Manager: Ryan Robling*

Ryan Robling presented the staff report on V-29-19. Staff is recommending adoption of the proposed findings in the staff report, including the following two conditions:

1. The petitioners must obtain a building permit prior to construction.
2. This variance applies to the addition as proposed only. Any subsequent encroachment would require a variance.

Leslie Noggle, Architect, is representing the owners of the home. She explained how a variance is necessary for the proposed second story addition including the proposed dormers to provide extra light. Approval of this variance would allow the second story to encroach 4 feet into the setback.

No comments from the public.

**\*\*Rosenbarger approved V-29-19 based on the written findings, including the two conditions outlined in the staff report.**

Meeting adjourned.