

**HEARING OFFICER –Kelly Conference Room #155  
May 3, 2017 @ 2:00 p.m. – Record of Meeting**

The Hearing Officer meeting was held on Wednesday, May 3, 2017 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

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

**PETITIONS:**

- V-10-17      **Yu Hsing Lin**  
221 E. Glendora Dr.  
Request: Variance from fence height standards to allow a 6-foot tall fence.  
*Case Manager: Eric Greulich*

Eric Greulich, Zoning Planner, presented the staff report.

Beth Rosenbarger, Hearing Officer, asked if the petitioner was present.

Yu Hsing Lin, petitioner, stated that he was present. He said that Greulich covered everything.

Rosenbarger stated that she knew the Historic Preservation Commission approved the fence, but she asked if the fence would be an opaque wooden fence. She asked if the area of the fence between 4 and 6 feet tall in height would have a different design.

Greulich stated that the proposed fence would be a solid wood fence without any lattice-work. He said he was not sure if the petitioner had pictures of what the fence might look like.

Rosenbarger said she could picture a solid wood fence.

Lin said the fence would be solid wood planks.

Rosenbarger asked if the goal was to replace the fence for privacy or animals.

Lin stated he would like to have a 6-foot fence for his backyard for the sake of privacy and security.

Rosenbarger said that the proposed new fence would mostly follow the previous chain link fence except for in front of the house by the corner. She asked what decision had been made to add that section on the east side.

Lin said that he was losing area in the backyard by correcting the right of way encroachment. The corner on the east side was an attempt to recover some area in the yard without being too extreme.

*There were no members of the public wishing to comment.*

**\*\*Rosenbarger approved the variance with the one condition listed in the staff report.**

- V-11-17      **Timothy Waters and Rachel Guglielmo**  
620 W. 4<sup>th</sup> St.  
Request: Variance from front loading garage setback standards in the Residential Core (RC) zoning district.  
*Case Manager: Jackie Scanlan*

Jackie Scanlan, Senior Zoning Planner, presented the staff report.

Rosenbarger stated that because the footprint of the garage is being increased with the second-story addition, a variance was triggered mostly for the existing garage.

Scanlan said that was correct. The UDO says that if the existing encroachment was of a house, the petitioner could make the extension at the same setback line. However, the petitioner seeks to add onto a garage, which requires a variance.

Ernesto Casteneda, representative of the petitioner, said he could answer questions.

Rosenbarger asked if the petitioners were switching from two garage doors to one.

Casteneda stated that there are currently two garage doors. The petitioner has a minivan and a child that uses a wheelchair, so the two doors facilitate easier use for the child.

Rosenbarger stated that there was an existing fence along the property and asked if a portion of the fence will be removed.

Casteneda said that a portion of the fence will be relocated further to the north to close the existing corner.

Rosenbarger said there was a picket fence in one part and a privacy fence in another.

Casteneda said that the fence would be relocated to close the corner the way it was.

Rosenbarger said that the only other consideration would be driveway width requirements.

*There were no members of the public wishing to comment.*

**\*\*Rosenbarger approved the variance with the staff recommendation for two conditions.**

Meeting adjourned.