

**HEARING OFFICER –Kelly Conference Room #155  
March 6, 2019 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, March 6, 2019 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

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

**PETITIONS:**

V-04-19      **David Beebe (Mark Beebe, Elyse Beebe, and David DenHouter)**  
2431 S. Bryan St.  
Request for a variance from side yard setback standards for the  
construction of a single-family detached structure.  
*Case Manager: Eric Greulich*

Eric Greulich presented the staff report on V-04-19. Staff is recommending adoption by the Hearing Officer with one condition outlined in the staff report.

Rosenbarger, Hearing Officer, confirmed that most of the foundation would remain and the newly constructed home would be placed in the same location.

David Beebe is present on behalf of the petitioner(s). He wondered how it was allowed to be built in the first place. Rosenbarger responded it's generally that zoning changes over time so it would have involved different regulations. In addition, there was also a time when Broadview wasn't within City limits so it could have been a number of things. It isn't rare to see homes built in a time before ordinances existed. Rosenbarger asked about *Demolition Delay Review*. Greulich explained this property isn't listed as a contributing historic structure and therefore that review isn't necessary.

**Note:** *Rosenbarger stated that Staff would make some corrections to the staff report because originally it referred to the requested variance as being a "side setback" but it's actually a "front setback" because the south side of the lot is narrow but it's still public right-of-way. Basically it's considered a corner lot with two (2) fronts.*

No comments from the public.

**\*\*Rosenbarger approved V-04-19 based on the written findings, including the one condition outlined in the staff report.**

Meeting adjourned.