HEARING OFFICER –Kelly Conference Room #155
March 22, 2017 @ 2:00 p.m. – Record of Meeting

The Hearing Officer meeting was held on Wednesday, March 22, 2017 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

REPORTS RESOLUTIONS AND COMMUNICATIONS: None at this time.

PETITIONS:

- V-07-17 **Habitat for Humanity**
  520 W. Duncan Dr.
  Request: Variance from front yard building setback standards for a covered porch.
  Case Manager: Amelia Lewis

Lewis said Staff recommends approval of this petition based on the written findings including the two conditions outlined in the staff report.

Michael Noriega, Habitat Construction Director, said I don't have an additional statement right now.

Beth Rosenbarger said the report talks about two existing homes on the north side of the street but there is a third house on the corner. Because of the way the block face setback is calculated, it wouldn't actually change what the setback is. Did you take a look? Could you see the approximate setback of the corner house from the street?

Lewis: Yes, but I didn't calculate it. They do have a privacy fence along that corner and the corner is located significantly further away from the house. I don't believe the front porch would extend beyond the line of the fence that is on the corner.

Rosenbarger said the corner house is very close to the street so it does impact the character of the street in terms of things being closer. There are still a lot of undeveloped lots along the street and you can only take into account the existing houses along there. You said on the south side most of the homes are closer than 21 feet?

Lewis: Yes. When I calculated the average I think I got about 17 feet.

Rosenbarger referred to the recommended conditions of approval. I would like to add to condition #2 to state the following: "***Shall not be converted to enclosed additional living space.***"

Public Comments:

Mary Hawkins lives at 610 W. Duncan Dr. I want to make sure we're talking about the same property. Is this where the two Habitat houses have started?

Noriega (Habitat) said the one that this refers to is the property on Duncan where the foundation has begun.

Hawkins asked if this porch would be at the front of the house.

Lewis: Yes.

Hawkins said so the deal is that there is concern about the porch being close to the street?

Rosenbarger showed Hawkins a map. Yes. I went out there today and even the edge of the porch is 21 feet from the edge of the road. What you see out there is about as close at it will be. I don't know if that visual helps or not.

Hawkins referred to the map. This says 21 feet and that says 15 feet.

Rosenbarger explained that the other footage is from the sidewalk. Habitat will have to build a sidewalk along the front of the property from the edge of the porch to the closest edge of the sidewalk.

Hawkins: You said this isn't really unusual and that other houses also have the front of the house/porch a similar distance from the road so....

****Rosenbarger approved V-07-17 based on the written findings outlined in the staff report, including the additional condition *"Shall not be converted to enclosed additional living space."***

Meeting adjourned.