

**HEARING OFFICER –Kelly Conference Room #155
February 19, 2020 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, February 19, 2020 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

REPORTS RESOLUTIONS AND COMMUNICATIONS: None at this time

PETITIONS:

V-01-20 **Omega Properties (Robert Friedman)**
426 E. 10th St.
Request: Variance from side yard building setbacks for the construction of a second story addition in a Residential Multifamily (RM) zoning district.
Case Manager: Ryan Robling

Ryan Robling presented the staff report on V-01-20. Staff is recommending adoption of the proposed findings in the staff report, including the following three conditions:

1. The petitioner must obtain a building permit prior to construction.
2. This petitioner must be below the maximum impervious surface coverage of 40% of the lot area.
3. This variance applies to the addition as proposed only. Any subsequent encroachment would require a variance.

Beth Rosenbarger, Hearing Officer, asked if the second story addition would trigger site compliance for the property. Robling said because the use is single-family in nature it does not trigger site compliance.

Matt Ellenwood, Matte Black Architecture, is representing the petitioner. He explained that Omega is looking to make the property more marketable with current rental standards, including keeping the same use and occupancy count. Rob Friedman, petitioner, is also present but had nothing further to add.

No comments from the public.

Rosenbarger approved V-01-20 based on the written findings, including the three conditions outlined in the staff report.

V-02-20 **Scott Lisbon & Dorothy Rhodes**
1018 E. 1st St.
Request: Variance from rear yard setback standards to allow for the construction of a detached garage in the Residential Core (RC) zoning district.
Case Manager: Keegan Gulick

Keegan Gulick presented the staff report on V-02-20. Staff is recommending adoption of the proposed findings in the staff report, including the following three conditions:

1. The petitioners must obtain a building permit prior to construction.
2. A Certificate of Appropriateness (COA) is required before any permits will be issued for demolition or building.
3. This variance applies to the detached garage as proposed only. Any subsequent encroachment would require a variance.

Beth Rosenbarger, Hearing Officer, said the survey wasn't included as part of the digital packet so she asked Gulick to add it because it can sometimes be very helpful.

Barre Klapper, Springpoint Architects, is representing the owners of the property. She explained that the existing garage is substandard in size so it cannot accommodate a modern vehicle which speaks to practical difficulty and the need for the variance. The Neighborhood Association and adjacent property owners have been informed about the variance request; no objections were received. Rosenbarger confirmed the petitioner has received their COA (*Certificate of Appropriateness*) even though it still remains a condition of approval; the conditions of approval will remain as-is.

No comments from the public.

Rosenbarger approved V-02-20 based on the written findings, including the three conditions outlined in the staff report.

Meeting adjourned.