



**MINUTES
ADMINISTRATIVE VARIANCE COMMITTEE
JUNE 22, 2017
9:30 A.M. CITY HALL
COUNCIL CHAMBER**

- 1. A meeting of the Administrative Variance Committee was held in the Council Chambers, located at City Hall, 900 East Strawbridge Avenue on this date. Cindy Dittmer called the meeting to order at 9:30 A.M.**

The following members were:

PRESENT: Steve Innes, Code Compliance Director
Cindy Dittmer, Community Development Director
Jenni Lamb, City Engineer
Mary Wolak, Recording Secretary

- 2. Approval of Minutes of March 27, 2017.**

Moved by Lamb/Innes to approve the minutes of the February 27, 2017 meeting.

Motion carried unanimously.

- 3. Patricia L. Cole, #2112 Hallwood Place, Melbourne (AV-2017-03)**

In an R-1A zoning district, the following Administrative Variance is requested for property at 2112 Hallwood Place.

The waiver request is for an eight (8) inch reduction from the seven feet-six inch side yard setback requirement within this zoning district as required in City Code Part III, Appendix B, Article V, Section 2.(D), Table 2A.

Ms. Dittmer explained that the variance requested was for a 6.9 foot setback. She said this home was destroyed by a fire so the applicant is requesting to build a house back where it was once was located. She said it is uncertain as to why in 1980 it was built to the 6.9 foot setback. She thought perhaps this property was owned with an adjacent property and it might have been a same ownership situation. She mentioned that the neighbor to the south has a detached garage on their property and the main house is on Melbourne Avenue.

Mr. Innes said there was very bad smoke damage to the home which stretched from the back of the house to the front door, as well as significant damage at the rear of the home. He said in order to get rid of the smoke smell, the best solution would be

to take everything down and build from scratch. He said the insurance company said it was a total loss and he agreed.

Ms. Dittmer said because it was destroyed by more than 50%, it lost any grandfathering for that setback so that is why the applicant is going through this process to rebuild.

Ms. Lamb asked if the applicant will use the same foundation.

Mr. Innes said yes, it will be the same slab.

Ms. Dittmer said the house was built in 1980 and the neighbor to the south does not meet their side setback requirement as their structure is almost on the property line.

Ms. Lamb said the applicant is not expanding the footprint of the house and is trying to utilize the existing foundation. She said she does not have an issue with it.

Ms. Dittmer said she does not have a problem with it either and felt it is a minimal request.

Moved by Lamb/Dittmer to approve AV-2017-03, Patricia L. Cole, 2112 Hallwood Place, Melbourne for an eight (8) inch reduction from the seven feet-six inch side yard setback requirement at 2112 Hallwood Place, Melbourne.

Motion carried unanimously.

6. Additional Discussion.

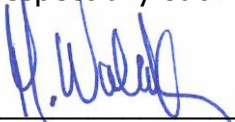
There was no additional discussion.

7. Adjournment

Ms. Dittmer adjourned the meeting at 9:37 A.M.

Motion carried unanimously.

Respectfully submitted,



Mary Wolak, Recording Secretary