

Cochran noted this request was becoming common in existing neighborhoods as older houses are being razed, and new houses are constructed. The City agreed the houses will be in character with the existing neighborhood. Staff supported the variance requested and formulated Finding of Facts for the Board's consideration.

A motion was made by Burrill and seconded by Lomonaco that the request for a variance in application no. V140033 be granted, accepting staff's Finding of Facts.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or class of use in the same vicinity and district because the prior home on this site was an abandoned structure which was ordered for demolition by the Housing Commission in 2011. The City obtained the foreclosed property and subsequently transferred ownership to the petitioner. The proposed 40 foot wide lots, 4600 feet in area, and 16 foot combined side yard minimum, are identical with most of the existing lots along Rathbone Street. The proposed lots size, homes and detached garages will integrate with this historical development pattern.
2. That such variance is necessary for the preservation and enjoyment of substantial property rights because the proposed redevelopment of the lots will integrate with the character of the neighborhood.
3. That the granting of such variance will not diminish the marketable value of adjacent land and improvements, or unduly increase congestion in the public streets because authorizing of the variances will not diminish the marketability of adjacent lands and improvements. The new homes will overall neighborhood vitality.
4. That the condition or situation of a specific piece of property, or the intended use of said property, for which the variance is sought is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such condition or situation because the historical development pattern along Rathbone Street is not of so recurrent as to make practicable an ordinance amendment.

Burrill asked if garages were required on new residential developments.

Cochran said garages were required with new single family houses, but not with multi-family houses.

Lomonaco asked to see the site plans.

Mr. Thomas displayed the site plans as well as drawings of the proposed styles. One house would be a two story. The second house would be a single story ranch style house. He added both houses would be LEED certified, meaning they would be highly efficient regarding energy usage. Habitat purchases the material locally. The development would have an immediate impact on the local economy.

Dykhouse asked how the City sold the foreclosed properties.

Cochran did not know, but he would ask and report back to the Board.

Beduhn asked if the separate parking space would be paved.

Mr. Thomas said it would be paved with concrete.

Motion carried: 7 Yeas 0 Nays (Resolution #5570)

There were no public comments at the meeting.

The new business items were discussed by Cochran and the Board members.

Canda Lomonaco
Secretary

CL:cb