

D. PUBLIC HEARINGS:

1. Conduct the public hearing for approval of a variance to Section 6-2-26:4 for the property located at 204 N. Huffman Street - PZC 20-1-057

Gabrielle Mattingly, Planning Services Team, provided an overview of the request.

Caitlin Paloian, Rosanova & Whitaker, Ltd. spoke on behalf of the petitioner.

The PZC discussed the height of surrounding homes, the location of the duplex on the lot since it will not be centered and the visibility of the duplex from the park behind the property. Ms. Paloian responded the duplex will comply with the mean and peak heights required by code and that the location of the duplex on the lot is due to the grade and the design of the driveway.

Scott Williams, Planning Services Team, read submitted written comments into the record.

Public Testimony:

Amy Ditmars questioned the height of the other residences surrounding the proposed duplex and expressed concern that the duplex will look different than the surrounding neighbors given most of the residences are believed to be well below the peak height.

Commissioner Losurdo asked the petitioner to clarify what the height of the house to the north of the subject property. Dan Jurjovec, Lakewest Custom Homes, LTD., petitioner, was unable to speak to the heights of the surrounding properties, but responded to other comments received stating the building is not centered on the property given it must comply with the required corner side yard setbacks. Mr. Jurjovec also stated the duplex complements the newer construction found within the neighborhood and the R2 zoning district regulations which permit duplexes.

Commissioner Van Someren, Commissioner Losurdo Commissioner Robbins, Commissioner Bansal and Chairman Hanson stated support for the proposal finding a hardship given the slope of the lot.

A motion was made by Commissioner Bansal, seconded by Commissioner Van Someren to close the public hearing.

Aye: Bansal, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

A motion was made by Commissioner Richelia, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-057 a variance to section 6-2-26:4 to permit a 3 story duplex for the property located at 204 N. Huffman Street.

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia