

AYES: Ms. Jorgensen and Messrs. Nance, Barela, Melendez, Bowling, Hernandez, Mendez and Wakeem

Deleted: Gezelius,

NAYS: N/A

ABSTAIN: Mr. Gezelius

The Motion passed. (9-0)

Development Services Report:

6. Discussion and action regarding Zoning Board of Adjustment issues.

Regarding the rear yard setback, Chair Bowling would like to see the total square footage and not a percentage of the lot width (1/3 the lot width); rather he would prefer having the option of both.

Mr. Nance requested Staff add Chair Bowling's suggestion to the "to do" list.

Ms. Castle responded the Zoning Code does not address "percentage of lot coverage"; however, Board Members could request that that language be reviewed. Additionally, there is no language in the "Table of Density and Dimensional Standards" that addresses lot coverage, Staff would need to determine what the lot coverage would be. Ms. Castle would discuss the Chair's suggestion with Planning Staff.

Mr. Melendez concurred with Chair Bowling and added percentages would be distributed equally with the possibility of a bigger backyard in regard to safety and the neighbors.

In conclusion, Chair Bowling added the purpose of the rear yard setback is to protect the homeowner's view, no one really knows why the rear yard setback still exists. He wondered if it wouldn't be more productive not to go so deep into the rear yard setback as the Special Exception permits.

Ms. Jorgensen assumed applicants requesting rectangular shaped additions were adding a room, closet or bathroom; however, Chair Bowling's suggestion would allow applicants to have a more aesthetically pleasing porch that would extend the length of the home.

Ms. Castle agreed it is nice to have a big porch and added applicants are permitted 180 square feet to encroach into the rear yard.

ADJOURNMENT:

Motion made by Mr. Nance, seconded by Mr. Melendez, and unanimously carried to **ADJOURN THE ZBA MEETING AT 2:29 P.M.**

AYES: Ms. Jorgensen and Messrs. Gezelius, Nance, Barela, Melendez, Bowling, Hernandez, Mendez and Wakeem

NAYS: N/A

The Motion passed. (9-0)

Linda Castle, Senior Planner