

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
JANUARY 19, 2021
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member Kevin Mohl, Alternate Board Member James Litzler, Alternate Board Member Janet Martin

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Admin Asst., Community Development

Others: Jay Julian

CALL MEETING TO ORDER:

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 6:02 P.M.

DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF OCTOBER 27, 2020.

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of October 27, 2020. Alternate Board Member James Litzler moved to approve the meeting minutes. Vice-Chairman Matt Johnson seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ZBA V210101 ON PUBLIC HEARING REQUEST FOR A VARIANCE TO THE SETBACK REQUIREMENTS TO CONSTRUCT A SINGLE FAMILY HOME AT 222 CRAIG STREET.

The applicant is seeking a variance to construct a new two-story home that will encroach the secondary front yard setback of the property. The lot is 55 feet wide by 220 feet deep. With 35' of setback for the front which would be Wilson St. side and 10' for the north side of the property that would equate to 35' for setbacks, and with a 55' lot that only leaves a 20' wide building being able to be constructed on the lot. The applicant is proposing to construct a 28' wide home with two stories. The applicant needs a variance to encroach the front yard setback along Wilson Street and is proposing to establish a 15 foot setback line. It is consistent with the neighboring house to the south. Wilson St. is a public right-of-way and was constructed at one time. It now functions more or less as a driveway for the property owner to the south.

Board Member Matt Johnson made a motion on to approve variance request. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

ADJOURN

With no further business the meeting was adjourned at 6:14 P.M.