

residential, and multiple use properties.

Mr. Golzy explained that each case is heard independent of other cases.

Chairman called for any comments or questions.

On a motion by John Gutekanst, seconded by Robert Delach, the Board moved to grant the property at 280 E. State Street a variance from ACC 23.10.01 to allow a front setback of eight (8) feet where twenty-five (25) feet is required, rear setback of five (5) feet where thirty (30) feet is required, right side setback of four (4) inches where eight (8) feet is required, Structure Coverage of forty (40) percent where thirty (30) percent is required, total lot coverage of ninety-one (91) percent where sixty (60) percent is required, and a variance from ACC 23.04.01 to allow eight (8) units where one (1) unit is permitted. Proposed work would provide three (3) residential units and one (1) business space on the First Floor. The Second Floor would provide five (5) residential units.

Findings:

- 1.) **Exceptional Circumstances:** Property abuts an R-1 Zone and must adhere to those requirements. Chairman feels property could be used without variance being granted.
- 2.) **HARDSHIP AND DIFFICULTY:** None
- 3.) **PRESERVATION OF EQUAL PROPERTY RIGHTS:** Neighboring Kindred Market has the same profile that the appellant is asking for.
- 4.) **MINIMUM VARIANCE:**
- 5.) **ABSENCE OF DETRIMENT:** Letter and email received mentioned concerns of project development.
- 6.) **NOT OF A GENERAL NATURE:** No.

The Chairperson called for a vote: Yes - Gutekanst, No – Carson, Yes - Tousley, Yes – Delach, and No – Golzy. Motion approved 3-2; variance granted.

OTHER BUSINESS:

--Disposition of minutes from April 13, 2021 meeting. On a motion from Ms. Carson, seconded by Ms. Tousley, the Board moved to accept the minutes of the April 13, 2021 meeting as presented, 5-0.

--Meeting adjourned 7:54.

John Golzy, Chairperson

Date

Kerri Yake, Secretary

Date

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