

FINDINGS:

- 1.) **EXCEPTIONAL CIRCUMSTANCES:** The size of the lot.
- 2.) **HARDSHIP AND DIFFICULTY:** The building will not be very large; it would be difficult to go smaller.
- 3.) **PRESERVATION OF EQUAL PROPERTY RIGHTS:** Yes, due to the small size.
- 4.) **MINIMUM VARIANCE:** Yes, as the extra 3% lot coverage is 156 square feet, or the size of a small room.
- 5.) **ABSENCE OF DETRIMENT:** Yes, referencing the letter of support.
- 6.) **NOT OF A GENERAL NATURE:** Yes.

The Chairperson called for a vote: Yes -- Baum, Carson, Golzy, Tousley. No – no one. Motion approved 4-0; variance granted.

OTHER BUSINESS:

--*Disposition of minutes from May 14, 2019 meeting.* On a motion by Mr. Baum, seconded by Ms. Tousley, the Board moved to accept the minutes as presented from the May 14, 2019 meeting. Motion approved 3-0.

--*Discussion of City zoning code changes.* Mr. Baum and Mr. Golzy wanted to make sure this is included for the next meeting. The secretary said it would be on the next agenda.

The meeting was adjourned at 7:22pm.

John Golzy (Chairperson)

Paul Eschenbacher (secretary)