

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**JANUARY 2, 2013**  
**5:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**

**Present:** Allen Harvey, Jim Edgmond, Larry Wolf, and Rochelle Conway.

**Excused:** Jane Reischauer.

**Staff Present:** Steven Boka, Director of Community Development  
Stephanie Oien, Office Coordinator, Community Development

Chairperson Harvey called the meeting to order at 5:30 p.m.

**Minutes:** Edgmond motioned to approve the minutes from the December 4, 2012, meeting, subject to the revisions requested; seconded by Conway. All ayes, motion carried.

**Appeal Case No. 902, filed by Max Kauffman of 1609 Foster Street to construct an additional 36x40 foot garage.** Max Kauffman was present to discuss his request. Kauffman noted that he removed a 28' diameter pool and would square up the deck that abutted the pool. The proposed garage wouldn't cover much more ground than the pool did. He stated that the existing garage only has one usable side due to its size and the size of the doors. He explained that he buys, remodels, and sells properties. The remodeling work is done on site. His current shop is located in Grandview. He would like to move the building materials from the existing shop to this location. He added that the garage would be used to store building supplies only (i.e. trim, carpet rolls, etc.) He would also like to pour a concrete pad next to the building for parking items that don't need to be garaged. He indicated that the proposed building would be stick built with three doors. Harvey asked if it would be used as a shop. Kauffman responded that he may do some woodworking, i.e. shelf construction, and general handyman stuff. Edgmond asked what the distance is from the driveway to the property line. Kauffman estimated 7-8 feet. Boka asked what the height of the building would be at the eaves. Kauffman replied it would have 8 foot walls with a low pitch roof and be less than 16 feet at the peak. Boka questioned if it would be a concrete drive. Kauffman stated it would be concrete that is slightly tapered toward the middle to funnel water off the drive into the rear yard. Boka clarified to members that this is not a commercial business. The building would be used for personal storage. No comments, for or against the project, were received by adjacent property owners. Edgmond motioned to approve the appeal as submitted; seconded by Wolf. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary  
Director of Community Development

Allen Harvey  
Acting Chairperson