

**MINUTES
CITY OF FALCON HEIGHTS
REGULAR PLANNING COMMISSION MEETING
June 23, 1998**

COMMISSIONERS PRESENT
Paul Kuettel
Toni Middleton
Ken Salzberg
Irene Struck

ALSO PRESENT
Carla Asleson, Planner
Sue Gehrz, Mayor

COMMISSIONERS ABSENT: Tom Brace, Wayne Groff, Wendy Treadwell

CALL TO ORDER

Meeting was called to order at 7:10 p.m. by Acting Chair Kuettel.

APPROVAL OF APRIL 22, 1998 PLANNING COMMISSION MINUTES

A motion was made by Commissioner Salzberg, seconded by Commissioner Struck, to approve the minutes of the April 22, 1998 planning commission meeting. The motion passed unanimously.

AMENDMENT TO AGENDA

A motion was made by Commissioner Salzberg, seconded by Commissioner Struck, to amend the order of the items on the agenda and reverse the order of the two items. The motion passed unanimously.

**REQUEST FOR VARIANCE OF FOUR FEET IN THE REQUIRED FIVE FOOT REAR
YARD SETBACK FOR THE CONSTRUCTION OF A GARAGE AT 1457 W. HOYT
AVENUE, CHAPTER 9-2.04 SUBD. 1 (c)**

The property owner, Mr. Tim Carbonneau, wishes to build a detached, two car garage at a one foot rear yard setback from the alley. The new garage would replace an existing single car garage, which is located one foot off of the rear lot line. The zoning code requires garages on alleys to have a five foot rear yard setback unless the garage is accessed from the alley, is in the rear 28 feet of the lot, and the access door is perpendicular to the alley. The garage could be built at a one foot rear yard setback if the property owner used alley access rather than street access. However, because the property owner wishes to use street access, the variance is necessary.

Staff recommends that the variance be granted because: 1)the property is unique in that it is located on a corner and uses the side street, rather than the alley, for garage access; 2) the five foot setback is not necessary for public safety reasons or as a buffer from abutting properties; and 3) the proposed garage would be consistent with the setbacks of other garages on the alley.

Following discussion, Commissioner Struck moved approval of Planning Commission Resolution 98-01, recommending approval of the requested variance of four feet at 1457 W. Hoyt Avenue. The motion was seconded by Commissioner Salzberg and unanimously approved.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING CHAPTER 9-2.04
SUBD. 1 (C) OF THE ZONING CODE RELATED TO REAR AND INTERIOR SIDE YARD
SETBACKS**

Planner Asleson reported that the proposed ordinance would permit detached garages at a one foot interior side yard and one foot rear yard setback when a garage abuts both an alley and a public street and uses the public street for garage access. The zoning code already allows a one foot setback for a detached garage when the garage is accessed from the alley, is located in the rear 28 feet of the lot, and has the garage door perpendicular to the alley. The proposed ordinance would allow the one foot setback only when the garage is located on an alley.

Acting Chair Kuettel opened the public hearing on the proposed ordinance at 7:24 p.m. There being no one wishing to be heard on this matter, the hearing was closed at 7:25 p.m.

Following discussion, Commissioner Middleton moved that the Planning Commission recommend approval of the proposed ordinance. The motion was seconded by Commissioner Struck and unanimously approved.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,



Carla Asleson
Planner/Recording Secretary