



A COMMUNITY OF CHOICE

BUILDING & DEVELOPMENT OFFICE

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Board of Adjustment 2014 Annual Report

BACKGROUND:

The Board of Adjustment (BOA) consists of seven members. Meetings are held the third Thursday of every month in the Council Chambers at City Hall. The Board may also meet as needed in order to convene special meetings.

Members who served in 2014 are Beverly Bowman, John Knepper, Jody K. Malm, Nicole Novotny, Jody Shields, John Hall, and Michael R. O'Donnell.

Attorney to the Board was Bill Hibbler. Staff support was provided by planners Logan Graves, Josh Tetzlaff, and Greg Barnes as well as the Planning and Development Director, Brandon Cammarata.

2014 YEAR IN REVIEW:

There were a total of twelve scheduled BOA meetings during calendar year 2014. Three of these meetings were cancelled due to no hearing requests, and one was cancelled due to lack of a quorum. BOA member attendance rates for the calendar year of 2014 are as follows: Beverly Bowman, 78%; John Knepper, 89%; Jody K. Malm, 56%; Nicole Novotny, 67%; John Hall, 100%; Jody Shields, 78%; and Michael R. O'Donnell, 78%.

Nine applications for variances to the Land Use Code regulations were submitted to the Board of Adjustment in 2014. Of these, four variance requests were related to signs, three were related to residential setbacks, one was related to residential fence height, and one was in regard to outdoor play area requirements for day cares. In summary, three variances were approved with no conditions, two variances were denied and four applications were withdrawn.

Ten conditional use requests were presented to the BOA in 2014. Of these, seven conditional use requests were for multi-dwelling housing, two were for mini-storage use, one was for a waste transfer station. Eight conditional use requests were approved by the BOA this year. Two applications were withdrawn.

Additionally, one appeal of administrative decision was heard before the Board in 2014. This appeal was in regarding to interpretation of the City's sign regulations. The Board approved this appeal.