

ACTIONS TAKEN
ZONING BOARD OF APPEALS
May 14, 2015
CITY COUNCIL CHAMBERS

ROLL CALL: Jowdy called the meeting to order at 7:06 pm stating this is a four-man board. Jowdy announced that two applications have been postponed (# **15-16** and # **15-17**). Jowdy said the board could consider switching the items around. Motion to accept the two petitions by Hanna, and move the agenda around (# **15-15** first and # **15-14** second). Rebeiro seconded the motion. Motion carried unanimously. Hanna made a motion to hear the new business # **15-15** first, and # **15-14** second. Rebeiro seconded the motion and the motion carried unanimously.

NEW BUSINESS:

15-16 – POSTPONED: Harold M. Stillson, 27 Clayton Road (H08016), Sec.4.A.3., to reduce min. side yard setback from 25 ft. to 13.5 ft. for proposed addition and to 18 ft. for proposed roof deck (RA-40 Zone).

15-17 – POSTPONED: Lisa Marsillio, 4 Circle Drive (I05052), Sec.4.A.3., to reduce min. required lot area from 20,000 sq.ft. to 8939 sq.ft.; to reduce min. req'd. lot width from 50 ft. to 42.7 ft.; to reduce min. N side yard from 15 ft. to 9.6 ft.; to reduce min. S side yard from 15 ft. to 1.5 ft.; to increase max. building coverage from 20% to 27.1%; to reduce min. square side dimension from 100 ft. to existing 42.66 ft. for SF res. dwelling (RA-20 Zone).

15-15 – Roy Estate LLC, 8 Spring Street (H14288), Sec.4.A.3.a., to reduce min. front yard setback from 20 ft. to 15.2 ft.; Sec.4.D.3.a., to reduce min. east side yard setback from 8 ft. to 7.3 ft. & west side yard setback from 8 ft. to 4.8 ft.; Sec.4.D.3.a., to reduce min. rear yard setback, principal building all others, from 25 ft. to 3.5 ft.; Sec.4.D.3.a., to increase max. building coverage of lot area from 30% to 40%; Sec.8.A.2.c.(4)., to permit bottom edge of excavation to be within 5 ft. of property line for SF residence (RH-3 Zone). Motion to **approve** by Hanna. Second by Rebeiro. Motion carried unanimously.

CONTINUATION OF PUBLIC HEARING:

15-14 – Ridge Properties Joint Venture, LLP, 193 & 195 Long Ridge Road (J25003,J25006,J25007), Sec.4.A.4.a.(1)., to vary requirement for vehicular access to collector or arterial street; Sec.4.A.4.a.(6)., to vary requirement that Church site needs public water & sewer if in water company watershed (RA-40 & RA-80 Zone). Negative recommendation from Redding Planning Commission (Exhibit LL) dated 4/29/15: "recommend denial of this application". Twenty-six people spoke either in favor or in opposition to this petition, including the applicant's attorney, Thomas W. Beecher. Motion to **close this public hearing** by Rebeiro. Second by Hanna. Motion carried unanimously.

ACCEPTANCE OF MINUTES: February 26th and April 23rd, 2015:

2/26/15: This board cannot approve these February minutes tonight.

4/23/15: Motion to accept these minutes as presented by Hanna. Second by Sibbitt. Motion carried unanimously.

ADJOURNMENT:

Motion to adjourn by Hanna. Rebeiro second. Motion carried unanimously at 9:30 pm.

Richard S. Jowdy, Chairman