

MALVERN ZONING BOARD OF ADJUSTMENT
MINUTES
May 11, 2017
4:45 p.m. – City Hall

The May 11, 2017 meeting of the Malvern Zoning Board of Adjustment was **called to order** by Chairperson Shane Sayers at 8 a.m. in the City Hall Council Chambers.

The following members answered **roll call**: Fred Bolton, and Rich Maaske. Absent: Susan Dunmire and Larry Koger. *Chairman Sayers will step-down to make a quorum for voting matters.* Zoning Administrator Bob Blum and City Clerk Mary Poort were present. Don Davis and Tim Jackson were recognized as visitors.

Bolton motioned to **approve the agenda**. Maaske seconded. All ayes; motion carried.

Maaske motioned to **approve the minutes** for April 12, 2017. Bolton seconded. All ayes; motion carried.

Sayers stated that Koger has agreed to **continue another five-year term**, which needs to be reinstated by the Malvern City Council at their June, 2017, meeting.

Discussion was held regarding Adjustment Board **chairmanship for 2017**. Maaske motioned Sayers to stay as Chairman. Bolton seconded. All ayes; motion carried.

Chairman Sayers introduced **Review of Application** for Building Permit and Request for Variance Form by Tim Jackson, Jackson and Sons Properties, LLC, for 103 7th Street. Since the lot is shallow, building with a south frontage does not allow required setbacks: 35' rear, 45' front, and 80' front from center of road. The proposed house would allow 15' rear setback and 10' rear setback for the garage. If the structure were to be built with an east frontage, the setback would be reduced to 7.5' to then what would be a side yard.

Discussion involving all persons in attendance and covered these topics: review of full set of plans, lowering existing grade, steep approach, pitch of roof, house dimensions, alternative house style, marketability, staked flags, alley to north, sewer water tie-in through alleyway, telecommunications down Main Street, use of existing sewer line.

Davis commented on fencing, privacy, drainage with lay of land. Documents are unavailable to determine exact property line.

Blum suggested that a survey would determine actual property lines and fence placement. Given the amount of variance asked for, surveying would be most acceptable and needed before making a decision on the variance. It is a challenging property line, and it's best to know where it is.

Bolton **motioned to table** any action until a property line is determined by surveying. Maaske seconded. All ayes; motion carried.

Non-agenda items: Questions targeted the pole building off the 7th Street alley. Blum called for more ordinance support in matching the principal building.

Bolton **motioned to adjourn**. There being no further business, the meeting was adjourned at 5:47 p.m.

Shane Sayers
Chairman

ATTEST:
Mary Poort
City Clerk