

MALVERN ZONING BOARD OF ADJUSTMENT
MINUTES
June 28, 2017
8 a.m. – City Hall

The June 28, 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, Sue Dunmire, Larry Koger, and Rich Maaske. Zoning Administrator Bob Blum and City Clerk Mary Poort were present. Don Davis and Tim Jackson were recognized as visitors.

Dunmire motioned to **approve the agenda**. Koger seconded. All ayes; motion carried.

Maaske motioned to **approve the minutes** for May 11, 2017. Bolton seconded. All ayes; motion carried.

Sayers welcomed Koger to **another five-year term** reinstated by the Malvern City Council at their June, 2017, meeting.

Chairman Sayers introduced Review of Application for Building Permit and Request for Variance Form by Tim Jackson and the **tabled item from the May 11, 2017 meeting**: Survey to determine north property line of the Tim Jackson, Jackson and Sons Properties, LLC, for 103 7th Street. Survey maps were available and viewed by Board members and zoning administrator. Per survey results, the west end of the Davis fence and partial tree are on the Jackson property.

In review, 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. Bob Blum stated that **the variance is on lack of setbacks**.

The proposed structure examined at the May 11, 2017 meeting has now been changed to a manufactured home that will have a poured basement. Along with the structure, Jackson's idea is to build a fence, foundation, and garage. The setbacks are very similar to the other structure's with a 15-foot back yard, with 10-foot behind the garage. Koger suggested a five-foot change, but garage approach would be steeper.

Blum discussed small lot size making for tight quarters no matter what; improvement will be profitable for Malvern.

Bolton motioned to **grant the setback variances from the north side and the south side**. Dunmire seconded. All ayes; motion carried.

Non-agenda items: Discussion examined structurally altering a home for storage use only in a residential district. Concern was crossing zoning parameters, which is not acceptable.

Bolton **motioned to adjourn**. There being no further business, the meeting was adjourned at 8:34 a.m.

Shane Sayers
Chairman

ATTEST:
Mary Poort
City Clerk