

BOARD OF ZONING APPEALS  
MEETING MINUTES

JANUARY 14, 2021

THE REGULAR MEETING OF THE RICHMOND BOARD OF ZONING APPEALS  
WAS CALLED TO ORDER VIRTUALLY ON ZOOM ON THURSDAY, JANUARY 14,  
2021, AT 7:00 P.M., BY CHAIRMAN MISTERAVICH

**ROLL CALL**

**Present:** Caperton, Garber, Kaminski, Misteravich, Schade

**Absent:** None

**Others:** City Planner Jeschke, City Manager Moore

**Visitors:** Marlane Potter

**APPROVAL OF MINUTES**

Motion by **Schade**, seconded by **Garber**, to approve the minutes of the December 10,  
2020, regular meeting, as presented.

All yeas

**Motion passes**

**AUDIENCE PARTICIPATION**

None received.

**CORRESPONDENCE**

City Council Meeting Minutes of November 15, 2020  
City Council Meeting Minutes of December 7, 2020

Received and Filed.

**ADOPTION OF AGENDA**

The agenda was adopted as presented.

**PUBLIC HEARING**

None.

**ITEMS FOR CONSIDERATION**

**B-1. VAR-05-2020/Marlane Potter/Request for Variance from Dimensional Standards to allow a 1,600 square foot house where the minimum requirement is 1,800 square feet/67774 Joe Wood Drive**

City Planner Jeschke informed the Board that the applicant was requesting a variance to be allowed to have a 1,600 square foot house where the minimum requirement is \$1,800 square feet on 0.35 acres located at 67774 Joe Wood Drive.

The surrounding homes all meet the minimum dwelling size for the R-1 zoning district. However, some of these homes only meet the requirement due to the square footage of the second floor and do not have a larger overall footprint than the home being proposed. The applicant is planning on downsizing and does not want a second story.

Although there is not a hardship that the BZA can easily cite as a reason to grant the variance, there are some factors listed that the board may choose to consider: 1. From the overall footprint of the surrounding homes, the difference between an 1,800 square foot house and a 1,600 square foot house is not significant; 2. Only 2 responses (against the variance) were received out of the 30 notices that were sent; 3. The trend over the last several years has been for smaller homes.

The applicant, Marlane Potter, stated that this is the last lot available in the subdivision. The homes across the street from this subdivision are 1600 square feet.

The Board questioned how long this lot has been for sale. The City Planner stated that it has been vacant for at least 10 years.

Board members were in agreement on the following issues:

- There will be a benefit to the subdivision to have the subdivision fully occupied.
- Nearby homes were 1,600 square feet
- The difference between a 1,800 square foot house and a 1,600 square foot house isn't significant.
- The condominium association which required the minimum 1,800 square foot house has been dissolved.

None of the Board members had any objection to granting the variance.

Motion by **Kaminski**, seconded by **Caperton**, to approve the requested Variance from Section 5.101 (Table of Dimensional Standards by District) of the Zoning Ordinance to be allowed to have a 1,600 square foot house where the minimum requirement is 1,800 square feet on 0.35 acres located at 67774 Joe Wood Drive (APN: 50-07-06-02-403-004), based on the additional information provided by the Planner and Applicant.

All yeas

**Motion passes**

**MISCELLANEOUS MATTERS FROM THE CITY STAFF**

City Manager Moore thanked Board members for meeting tonight via Zoom

**COMMENTS FROM CHAIRMAN AND BOARD MEMBERS**

None

**ADJOURNMENT**

Motion by **Kaminski**, seconded by **Schade**, to adjourn the Board of Zoning Appeals meeting at 7:26 p.m.

Respectfully submitted:  
Karen Stagl  
City Clerk