

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - March 30, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Warren Turner, Chairman, Rudolph
Susman, E. H. Settle and Anthony
Mastrovich.

Others Present: J. E. Stockton and Don Warner,
interested church members.

I. VARIANCE IN BACK YARD REQUIREMENTS.

The Board discussed the requested variance in backyard requirements for Calvary Bible Church at 888 Glenwood Avenue. Rev. L. E. Van Dam explained to the Board that if the proposed two story church classroom were placed further forward on the lot it would block light from the present church building. He presented the Board with a plot plan and drawing of the proposed building. The lot is zoned R-1-C and the backyard requirement is 25 feet. Mr. Warner reminded the Board that a variance is to be granted on a problem peculiar to a particular lot and since the property owned by the church is large enough to allow the proposed building to be placed in a conforming location, no hardship exists and therefore it would not be proper to grant the variance.

Mr. Settle moved that the variance be denied, Mr. Mastrovich seconded the motion. Motion carried.

II. VARIANCE IN LOT COVERAGE.

A request for a variance in required lot coverage from 50% to 70% of the lot north of the present church at 7th and Grand Avenue. A plot plan of the proposed Educational Unit was shown and a general discussion followed. It was pointed out that room for expansion is limited due to alleys on two side and streets on the other two sides. It was also noted that this area is zoned R-3 which is a high density area. Members of the Church Board said that they were conferring, with the school board, on the use of part of the Lowell School ground for extra parking. The Board also pointed out that this church is located at the edge of a business zoned area.

Mr. Susman moved to grant the variance in lot coverage.
Mr. Settle seconded, the motion carried.

III. GENERAL DISCUSSION.

A general discussion was held on the agenda for the meeting on April 6, 1965. Conditional Use - 5.6 Used Goods Business located at 2863 $\frac{1}{2}$ North Avenue.

IV. ADJOURNMENT.

There being no further business to come before the Board, the meeting was adjourned.

Don Warner

Don Warner
Development Director