

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS
MINUTES OF MEETING HELD MARCH 22, 2021**

The City of Germantown Board of Zoning Appeals met on March 22, 2021 at 7:02 p.m. via Zoom.

MEMBERS PRESENT: The following members were present at the Call to Order: Mrs. Spencer, Mrs. Izor, Mr. Jones, Mr. Dalton, and Mr. Treiber.

ALSO PRESENT: Brian Wafzig, City Council Liaison; Kelli Novak, Clerk of Council; Chip Wirrig, Public Service Operations Manager; Keith Brane, City Planner; John Burkhardt, Applicant; and Jim Lewonsky, son-in-law to the next door neighbors, Mr. and Mrs. Waits.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 8, 2020 BZA MEETING: On a motion by Mr. Jones, seconded by Mr. Treiber, it was moved to approve the minutes of the March 8, 2020 meeting as written. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; Mr. Dalton, yes; Mrs. Spencer, yes; and Mrs. Izor, yes. Motion carried.

VARIANCE APPLICATION V21-01: Chairman Jones announced continuance from March 8, 2021 of Variance Application V21-01 to allow an accessory structure, a 20' by 24' detached garage to be placed on the lot line in a front yard of a corner lot.

Mr. Brane reviewed the staff report and also stated that he had misspoken at the last meeting regarding expansion of the garage; a non-conforming use cannot be expanded. There was also an additional letter received from the next door neighbors.

Mr. Jim Lewonsky of 111 Mallard Court, Mead, Colorado, son-in-law of Richard and Janice Waits stated they want the 3 (three) foot requirement for maintenance purposes and the eaves would hang over the property line if it were built on the property line.

Chairman Jones asked the board if there was any discussion.

Mr. Dalton said new construction needs to follow the code; the reason would set a bad precedent.

Mrs. Izor said the building has been there for 100 years and it would be a tough turning radius to swing in from the alley. Mrs. Spencer agreed.

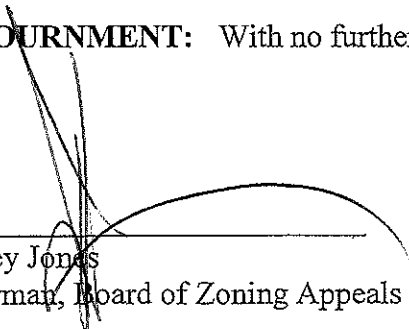
Mr. Treiber asked if fire proofing was required.

Chairman Jones said there has to be room for maintenance and a zero set back doesn't allow for that

On a motion by Chairman Jones, seconded by Mr. Treiber, it was moved to allow a variance so that a new garage could be built 2 (two) feet from the property line instead of the required 3 (three) feet and zero feet from the alley. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; Mrs. Izor, yes; Mrs. Spencer, yes; and Mr. Dalton, yes. Motion carried.

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ADJOURNMENT: With no further business, the meeting adjourned at 7:36 p.m.



Jeffrey Jones
Chairman, Board of Zoning Appeals

Keith A. Brane
City Planner