

**BOARD OF ZONING APPEALS
MEETING**

March 25, 2020

The regular monthly meeting of the Oregon Board of Zoning Appeals was called to order in the Oregon Municipal building by Chairman Mike Rowe. Other members present included David Andrus and Bill Reed. Members Ron Vuketich and Dave Golis were absent. Also present were Commissioner of Building and Zoning James Gilmore and Secretary Lee Scheanwald.

The meeting was called to order at 5:01 p.m.

Mr. Andrus moved to accept the February 26, 2020 regular meeting minutes as submitted. Seconded by Mr. Reed. All members were in favor.

Chairman Rowe informed the applicants they are a Board of five members, and they will need yes votes from all three members present for their variance to be accepted. Since there were only three members present, they had the option of having their variances heard tonight or postponing until next month's meeting. Both applicants chose to proceed.

The following items were on the agenda:

W-1635-20 Waiver of Ord. 182-2006; Section 1155.01(c) relating to accessory structures. The location is 4120 Lyn Drive. The applicants/owners are Peter and Cindy Rodriguez.

The applicant is asking for relief from the requirement that an accessory structure in an R-2 District shall be at least 10 feet from the main building. He is requesting to be allowed to build a cabana that will be approximately one foot from the main structure, or a variance of approximately 9 feet.

Peter and Cindy Rodriguez, 4120 Lyn Drive, came forward and stated they are basically wanting to build a cabana right on their back patio just outside the entrance of their door. It is not going to have any walls; it is just a roof, or a shelter. They are calling it a cabana. It is going to be a foot away from their house. It is nothing real permanent, it is not going to be drilled and concreted in, they are just going to use brackets to mount the pillars on. They are going to put brick around the pillars, or the stanchions.

Chairman Rowe then asked if there were any other questions from the board or if there was anybody else here to speak for against the matter. There were none.

Mr. Andrus made a motion to approve W-1635-20. Seconded by Mr. Reed. Mr. Andrus, Mr. Reed and Chairman Rowe voted yes. Variance was granted.

W-1637-20 Waiver of Ord. 182-2006; Section 1155.01(a) relating to accessory structures height. The location is 306 N. Wynn Road. The applicant/owner is Joseph LaPlante.

The applicant is asking for relief from the requirement that an accessory structure in an R-1 District shall not exceed the mean height of the main structure. He is requesting to be allowed to build an accessory structure that is 23 feet 6 inches tall, which exceeds the maximum 20 feet allowed by code. The average mean height of the main structure is approximately 12 feet 9 inches, or a variance of 10 feet 9 inches.

Joseph LaPlante, 306 N. Wynn Road, stepped forward and stated he wants to build a pole barn. He purchased the lot next door to him and decided he needed to do something on it. He has a proposal from Morton Building. It is a nice-looking building, but it is 23 feet 6 inches to the peak, and he has a ranch style house.

Chairman Rowe added that basically his variance request needs to be modified because the way the mean height was figured out was on his drawings for the addition to the house, which is not going to be built.

Mr. Reed asked if he has had any feedback from his neighbor to the South.

Mr. LaPlante replied that he has spoken to his neighbors both to the North and the South, but neither one had any complaints. He also has a drainage permit that he got from Oregon that he needs to work out. He has to put some drains into the field tiles. He has gotten the lots combined; so, now it is one big lot.

Mr. Reed asked how far off the road is he going.

Mr. LaPlante responded that he is going to be 150 feet from the edge of the road.

Mr. Reed asked if it will be behind the neighbor to the South.

Mr. LaPlante answered yes, it is behind him and the neighbor to the South.

Mr. Gilmore stated that it appears that the barn roof to the peak is 23 feet 6 inches and asked what the eave height of the barn was.

Mr. LaPlante replied 17 feet.

Mr. Gilmore stated, after performing the calculations and arriving at a mean height of the proposed accessory building at 20 feet 3 inches, that the applicant is actually asking for approximately an 8-foot variance.

Chairman Rowe asked if there were any further questions from the Board or if anyone else wished to speak for or against this matter. There were none.

Mr. Reed made a motion to approve W-1637-20. Seconded by Mr. Andrus. Mr. Reed, Mr. Andrus and Chairman Rowe voted yes. Variance was granted.

With no further business the meeting adjourned at 5:12 p.m.

Lee Scheanwald,
Secretary