

**BOARD OF ZONING APPEALS  
MEETING**

**May 13, 2020**

A special 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 Golis, Ron Vuketich, David Andrus and Bill Reed. Also present were Commissioner of Building and Zoning James Gilmore and Secretary Lee Scheanwald.

The meeting was called to order at 5:12 p.m.

Mr. Golis moved to accept the April 22, 2020 regular meeting minutes as submitted. Seconded by Mr. Vuketich. All members were in favor.

Chairman Rowe informed the applicants they are a Board of five members, and they would need (3) yes votes or more for their waiver to be approved.

The following item was on the agenda:

W-1639-20 Waiver of Ord. 182-2006; Section 1155.01(c) relating to accessory structures. The location is 205 S. Coy Road. The applicant is Donald H. Saunders for owner, Sand Dollar Property LLC.

Donald Saunders stated they purchased this property back in March and have received some encouragement from the neighbors on Fieldbrooke to upgrade that property in that area as it is not the most attractive gateway coming off of Coy into Fieldbrooke. They are concerned about the economics of this property and trying to improve it and restore it to an attractive residence. There is already a developed drive that comes in off of Fieldbrooke to serve the 205 S. Coy residence. There is no garage there at this time. In order to make it a more attractive and fulfilling property they would like to construct a garage. It was pointed out that there was some limitation about the garage having to be behind the house; however, they would like to pave and use the existing drive rather than having to relocate and extend the drive to locate the garage behind the house.

Glenn Saunders added that when you look at the aerial view you notice what a big lot that is, it is actually a double lot that sits on the corner. That house sits right on the left lot line. If they put a 10-foot addition off the back of the house like they would like to and then try to slide that garage all the way to the left lot line in the back corner it is not only going to add quite a big section of additional paving but is not going to look very attractive with everything shoved to one corner. By putting the garage where the existing drive is would flow well and be more attractive.

Chairman Rowe asked if the site plan shows the garage in line with the house or the house including the 10-foot addition.

Glenn Saunders responded that the site plan shows the corner of the garage at the same level as the back of the house with the 10-foot addition.

Chairman Rowe asked if the reason we are here tonight is basically because this is a corner lot.

Mr. Gilmore answered that is right. And, as Glenn said the house is pushed all the way over to one side. It would be different if that house were moved further to the south.

Chairman Rowe asked if the applicant were to just put in a breezeway and connect the house and the garage then we would not be here tonight.

Mr. Gilmore replied no.

Chairman Rowe asked if there were any further questions from the Board or if anyone in the audience wished to speak for or against this matter.

Brian Swartz, 3423 Fieldbrooke Lane, stated he is the adjoining property owner to the east and questioned whether the constructed garage would extend out in front of his house.

Glenn Saunders responded no.

Mr. Swartz asked about the 10-foot addition on the back of the house.

Glenn Saunders replied they would like to open up the living room area of the house by bumping out the back with a single slope addition and it would come 10 feet out the back.

Mr. Vuketich made a motion to approve W-1639-20. Seconded by Mr. Golis. Mr. Vuketich, Mr. Golis, Mr. Andrus, Mr. Reed and Chairman Rowe voted yes. Variance was granted by a vote of 5-0.

With no further business the meeting adjourned at 5:28 p.m.

Lee Scheanwald,  
Secretary