

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
BOARD OF ADJUSTMENT MEETING
Thursday, February 13, 2014
6:00 p.m.
Cottonwood Heights City Council Room
1265 East Fort Union Boulevard, Suite 250**

Members Present: James Adinaro, Noor Ul-Hasan, Don Antczak, Bob Wilde (arrived at 6:07 p.m.)

Excused: Doug Folsom, James Holtkamp

Staff Present: Senior Planner Glen Goins, Associate Planner Mike Johnson, City Attorney Shane Topham

Others Present: Kevin Beck, Rand Eardley

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGMENTS

Acting Chair, James Adinaro, called the meeting to order at 6:00 p.m.

2.0 ACTION ITEMS

2.1 (Project #BOA 14-001)--Action on a request from Chris Kotrodimos, REA Architecture, under Section 19.66.070, Cottonwood Heights Code, for reconstruction of a non-complying building located at 1358 E. McCormick Way by enclosing a carport into a two-car garage

Associate Planner, Mike Johnson, described the proposed request as presented in the staff report. He stated that the request is for reconstruction of a non-complying building located at 1358 East McCormick Way by enclosing a carport and converting it into a two-car garage. It was determined that the home was constructed as it is today with no substantial changes to the footprint having been made. The ordinance that the home was approved under had a different side yard requirement than the current ordinance. Staff recommends approval.

The applicant, Kevin Beck, reported that the home will be converted from three to five bedrooms, which will add value to the home.

Motion: Board Member Antczak moved to accept the staff report and approve Project #BOA 14-001 subject to the following:

Findings:

- 1. The enclosure of the carport at 1358 E McCormick Way will not have a negative effect on the health, safety, convenience, order, prosperity or welfare of the present and future inhabitants of the city because the use of the property will not be changing.***

2. *The enclosure of the carport at 1358 E McCormick Way will not increase traffic congestion in any way.*
3. *The enclosure of the carport at 1358 E McCormick Way will not increase the risk of fire and other danger. The enclosure will be required to follow the necessary steps to obtain a building permit and as such, will be required to meet all current building code requirements. Additionally, side yard access will not change from what currently exists.*
4. *The enclosure of the carport at 1358 E McCormick Way will not negatively affect airflow or block natural light from adjoining properties. The enclosure of the carport will be required to meet all ordinance requirements pertaining to structure height.*
5. *The enclosure of the carport at 1358 E McCormick Way is a land use type permitted in the R-1-8 zone and is the same land use type as surrounding properties. Enclosing the carport will have a small but positive effect on the city's tax base by increasing the value of the home.*
6. *The enclosure of the carport at 1358 E McCormick Way will not impose any unreasonable burden upon the neighboring properties. The footprint of the proposed enclosure will be 1" smaller than the existing carport.*

Condition:

1. *That the applicant obtains all necessary permits prior to doing any work on the proposed carport enclosure.*

Board Member Wilde seconded the motion. The motion passed with the unanimous consent of the Board Members present.

2.2 Approval of February 13, 2014 Minutes

Acting-Chair James Adinaro stated that the Board Members should review the minutes from tonight's meeting when they are made available. He reminded the group that if there are no modifications submitted they will be automatically approved.

3.0 ADJOURNMENT

Motion: Board Member Antczak moved to adjourn. The motion passed with the unanimous consent of the Board Members present.

The Board of Adjustment meeting adjourned at 6:15 p.m.