

City of Burlington
Board of Zoning Appeals Minutes

Date of Meeting: May 16 2018

Members Present: John Lynch Jr., Tom Steffy, Suzanne Boutcher, Lee Verhagen

Other Appearances: Gregory Guidry, Zoning Administrator
John Bjelajac, City Attorney

1. The meeting was called to order at 5:30pm.
2. A motion was made by Lee Verhagen to approve the August 16 2017 minutes and seconded by Suzanne Boutcher.
3. City attorney John Bjelajac provided a review of the 2 types of variances and the criteria for approval.
4. Old business - none.
5. Public Hearing A: to hear Public comment regarding the consideration of a variance from Section 315-71D, signs, for property located at 1456 S. Pine Street, to install a 149 square foot sign on the west side and to allow a 149 square foot sign on the north side face the public street.

Comments from public in regards to the size and location of the sign asking for clarification that it will not impact the vision and cause the intersection to become dangerous for motorists to navigate.

Public hearing was closed

6. Public Hearing B: to hear Public comment regarding the consideration of a variance from Section 315-51C(1), fences, for property located at 1149 Hidden Creek Lane, to install a fence at the sidewalk on a corner lot.

No public comments.

Public hearing was closed.

7. A Public Hearing C: to hear Public comment regarding the consideration of a variance from Section 315-31F(1), setback and yards, for property located at 171 Industrial Drive, to allow for a 15 foot street yard setback.

No public comments

Public hearing was closed.

8. New Business A: discussion about the sign size and placement was broken into two separate variances, one for use and one for area, for clarification purposes. After the discussion a motion to approve variance #1 for area was passed 4-0. A motion to approve variance #2 for use was approved 4-0.
9. New Business B: Discussion in regards to the fence was broken into two separate variances, one for location of the fence and one for the height and vision through the fence as it relates to the intersection vision triangle. After a lengthy discussion it was

suggested the fence height transition from 42" down to 36" within the vision triangle to eliminate the requirement of being 80% visible. A motion to approve variance #1 was made by Suzanne Boutcher, seconded by Lee Verhagen and was passed 4-0. A motion to approve the variance #2 was made by Suzanne Boutcher, seconded by Lee Verhagen and was passed 4-0.

10. New Business C: A discussion was held in regards to the hardships created by a combination of circumstances preventing reasonable usage of the property. A motion to approve the use variance was made by Lee Verhagen and approved by Tom Steffy. The motion passed 4-0.
11. At 6:41 a motion to adjourn the meeting was made, seconded and passed.

Lee Verhagen
Zoning Board of Appeals