

# Board of Zoning Appeals

## MINUTES OF THE MEETING OF OCTOBER 1, 2007

**MEMBERS PRESENT:** Earl Ward, Chairperson  
Tim Bailey  
Don Judd

**MEMBERS ABSENT:** James Belew, Vice Chairperson  
Kipp Riddle

**OTHERS PRESENT:** Leo Martinous, 522 East Adams, Pittsburg  
Ruth Lemon, 110 East Carlton, Pittsburg  
Allen Gill, City Manager  
Todd Kennemer, Assistant Director of Public Works

The Pittsburg Board of Zoning Appeals met on Monday, October 1, 2007, at 5:15 p.m., in the City Hall Commission Room. Chairperson Earl Ward called the meeting to order at 5:15 p.m. with three (3) members present.

**The first order of business was the approval of the minutes of the meeting of September 10, 2007.** In this regard, Tim Bailey moved, seconded by Don Judd, that the minutes be approved as submitted. Motion carried unanimously.

A **PUBLIC HEARING** was held, as advertised, to consider the following:

Case No. 07-11 - A request submitted by Leo Martinous for a 300 square foot variance in allowable square footage for an accessory structure to allow for construction of a 1200 square foot garage at 522 East Adams.

Chairperson Earl Ward opened the **PUBLIC HEARING** by stating the request and then asked the applicant to comment on behalf of said request. In this regard, Leo Martinous indicated the variance was submitted to allow for a larger garage to be constructed so he can get all his vehicles (truck, tractor and car) stored inside. He also indicated that he owns the vacant property behind the subject property off Jefferson, which is approximately 200' x 150'.

There being no one present to speak in opposition to the request, Chairperson Earl Ward closed the **PUBLIC HEARING** for the request.

After general discussion about the spirit and intent of the regulations, Tim Bailey moved, seconded by Don Judd, that the variance be **granted**. Motion carried unanimously.

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A **PUBLIC HEARING** was held, as advertised, to consider the following:

Case No. 07-10 - A request submitted by the City of Pittsburg for a 26 foot variance in front yard setback from 3<sup>rd</sup> Street to allow an outdoor storage/trash enclosure structure to be located 4 feet from the property line at 915 West 4<sup>th</sup> Street.

Chairperson Earl Ward opened the **PUBLIC HEARING** by stating the request and then asked the applicant to comment on behalf of said request. In this regard, Todd Kennemer provided a map of the proposed site and indicated this was the site for the new fire station. The variance was necessary because the lot was considered to have 3 front yard setbacks. The proposed structure would blend in with the aesthetics of the new fire station and would be nicely landscaped. The turning radius has been addressed at the corner of 3<sup>rd</sup> and Warren with a larger radius to allow enough room for the fire trucks and trash trucks to maneuver the turn. Only one call was received from an adjacent property owner, but they indicated they had no problems and thought it would look nice.

There being no one present to speak in opposition to the request, Chairperson Earl Ward closed the **PUBLIC HEARING** for the request.

After general discussion about the spirit and intent of the regulations, Don Judd moved, seconded by Tim Bailey, that the variance be **granted**. Motion carried unanimously.

The next Board of Zoning Appeals meeting is scheduled for November 5, 2007.

There being no further business to be discussed, Tim Bailey moved, seconded by Don Judd, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 5:30 p.m.

Respectfully submitted,

Todd Kennemer  
Assistant Director of Public Works