

MEETING MINUTES
The City of Polk City
Board of Adjustment
4:00 p.m., Tuesday, April 16, 2019
City Hall

Polk City, Board of Adjustment (BOA) held a meeting at 4:00 p.m., on April 16, 2019. **In addition to these published tentative minutes, there also may be additional meeting notes on file with the Polk City staff that are public records and available upon request as provided by law. These tentative minutes reflect all action taken at the meeting.**

Board of Adjustment Members Present:

Anthony “Chip” Capaldo | Chair
John Calhoun | BOA Member
Bill Currie | BOA Member
Dixie Bequeaith | BOA Member
Mike Bakken | BOA Member
Deanna Deason | BOA Member

Staff Members Present:

Don Sandor | Interim City Administrator
Jenny Gibbons | City Clerk

Board of Adjustment Members Absent:

Ken Morse | BOA Member

1. **Call to Order** | Chair Capaldo called the meeting to order at 3:56 p.m.
2. **Roll Call** | Calhoun, Currie, Chair Capaldo, Bequeaith, Bakken, Deason | In attendance
Morse | Absent

3. **Phillips – 1216 Bel Aire**

Doug Phillips described his proposal for a deck to be built on the front of the house. He explained that with the layout of the home a deck on the front of the house would make it more functional.

Gary Cory of 1213 Bel Aire was in attendance and spoke in favor of Mr. Phillip’s plans.

Letters from Cory Knapp of 1220 Bel Aire in favor of the deck and Mai Golbuff of 405 Hillcrest not opposed to the deck were given to Chair Capaldo.

Capaldo asked if the deck would impede rescue efforts by the Fire Department. It was confirmed that the deck would not have an impact either way. Deason asked about the deck on the rear of the home. Calhoun asked for Mr. Phillips to describe the hardship. Mr. Phillips said there really isn’t one. Mrs. Phillips described the layout of the home as a 4-level split and the convenience a deck off the kitchen and dining area would provide. Currie pointed out that item one of the criteria for a variance hadn’t been met and said as a board member the variance shouldn’t be granted without all eight of the criteria being met. Bequeaith mentioned other decks on the front of homes in the area and wasn’t clear if they were built prior to the set back requirements, if they had building permits and if they were to code. Capaldo said several decks, including his own, are too small and makes it difficult to go in and out especially for emergency services. Capaldo spoke about a variance granted to a builder up on Eagle Way regarding a deck encroaching the set back. City Clerk, Gibbons, recalled the deck was not encroaching it was only the steps that became an issue when the owner wanted to cover the deck. Bakken recalled that property had 3 front yard setbacks. Currie quoted code section on page 816 regarding deck encroachment and encouraged the Phillips to put in steps to a patio to avoid the need for a variance.

MOTION: A motion was made by Bequeaith and seconded by Deason to grant variance for a 7-foot encroachment into front yard setback requirement

YES: Deason, Capaldo, Bequeaith

NO: Calhoun, Currie, Bakken

MOTION FAILED

4. **Adjournment** – 4:12 p.m.