

**MINUTES
WINDSOR HEIGHTS
BOARD OF ADJUSTMENT**

**July 15, 2015
5:30 p.m.**

**Council Chambers
1133 66th Street**

1. Call to Order/Roll Call

Dave Knau called the meeting to order at 5:34 p.m. Sara Walker, Kathy Warnsholz, Donna Markley and David Jenison in attendance; Planning Director, Sheena Danzer was also present.

2. Approval of the agenda

Jenison made a motion for approval of the agenda, seconded by Walker. Voice vote passed unanimously.

3. Approval of February 18, 2015 Board of Adjustment Minutes

Markley moved approval of the minutes, Jenison seconded. Voice vote passed unanimously.

4. Public hearing on variance request #VAR01-15; for property at 6720 University Avenue, zoned UC, University Commercial, for a parcel split resulting in an accessory structure remaining on a lot of its own.

Knau opened the public hearing at 5:36pm. Staff gave a background of the application that was outlined in the staff report. Amanda Johnson, resident at 1150 67th Street spoke as an adjacent property owner and was concerned that the parcel split would result in a commercial property that wasn't facing University Avenue. She was also concerned that if a new house was built, the quietness of the area may be lost.

Board of Adjustment members expressed concern that if the variance were approved, there would be no hardship; ultimately setting precedence for other similar cases. Other discussions were made on the property becoming a commercial property and the unknowns of approving the variance.

Knau closed the public hearing at 6:05pm. Jenison made a motion to deny VAR01-15; Walker seconded. Roll call vote; passed unanimously.

5. Adjourn

Walker moved to adjourn at 6:10pm; seconded by Markley. Voice vote passed unanimously.