

CITY OF PULLMAN
BOARD OF ADJUSTMENT
Regular Meeting Minutes
June 21, 2010

The City of Pullman Board of Adjustment held a regular meeting at 7:30 pm on Monday, June 21, 2010, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chairperson Michael Kallaher presiding.

ROLL CALL:	Present:	Harbour, Kallaher, Smart, Yrazabal
	Excused:	Beaumont, Chapman, Vik
	Staff:	Dickinson, Johnson

KALLAHER	Opened the meeting at 7:30 pm and called roll.
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MOTION	Yrazabal moved to accept the minutes for the Regular Meeting of April 19, 2010 as prepared by staff. Seconded by Smart and passed unanimously.
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REGULAR BUSINESS

Conduct a public hearing to review and take action on a zoning code variance application submitted by Pamela Lee to construct a carport with an interior side yard setback of two feet at 625 NW Gary Street on Military Hill.

Kallaher read the public hearing rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the hearing and qualified all Board members. Kallaher asked for the staff report.

Dickinson stated that the applicant is Pamela Lee; the applicant wishes to obtain a variance to construct a carport with an interior side yard setback of two feet as opposed to the five-foot minimum setback prescribed in the zoning code; the property has slopes and significant trees which preclude construction of a carport elsewhere on the site; staff recommends approval of the variance with a single condition suggested by the Protective Inspections Division regarding fire separation ratings in accessory structures. Answered a question regarding the building code construction requirements for the wall for fire prevention.

KALLAHER	Called for proponents.
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PAMELA LEE
625 NW Gary Street
Pullman, WA 99163

Stated that she is requesting the carport because there isn't a cover for the car on the current driveway. Indicated that the neighbor on that side of the property is supportive and has submitted a letter to that effect. Answered questions regarding the requirement of a solid wall on the carport nearest her neighbor's property and any view obstruction that might cause; stated that it shouldn't be an issue because there is currently a fence on that side of the property which obscures the neighbor's view.

DICKINSON Answered a question regarding the solid wall and fire suppression.

KALLAHER Called for opponents – no response.
Called for neutral parties – no response.
Closed the public input portion of the hearing.

DISCUSSION Board members came to the consensus that since the homeowner is comfortable with the condition, and the neighbor has expressed approval, they had no concerns.

MOTION Smart moved to accept Findings of Fact Nos. 1-18 as prepared by staff. Harbour seconded and passed unanimously.

MOTION Yrazabal moved to accept Conclusions Nos. 1-6 as prepared by staff. Harbour seconded and passed unanimously.

MOTION Dickinson submitted a correction to the condition, changing the word “Residence” to “Residential” so that the condition reads: “The applicant shall comply with Washington Administrative Code 51-51-0302 and International Residential Code Sections R302.1 and R302.2 when constructing the subject carport.” Yrazabal moved to approve the Zoning Code Variance Application No. V-10-2, subject to the single condition as corrected. Harbour seconded and passed unanimously by roll call vote.

UPCOMING MEETINGS

July 19, 2010	Smart not available and Kallaher unsure of availability for July 19.
August 16, 2010	No conflicts with August 16.
September 20, 2010	No conflicts with September 20.

ADJOURNMENT The meeting was adjourned at 7:51 pm.

ATTEST:

Chairperson

Planning Director

Secretary