

CENTERVILLE PLANNING COMMISSION
SPECIAL MEETING
Thursday, December 6, 1984

Mr. Tate called the meeting to order at 7:40 P.M.

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Brian Bergsten. Absent: Mr. Robert Chappell; Mr. David Hall; Mr. Robert Hosfeld. Also present: Mr. Alan C. Schwab, City Planner.

Mutual Federal Savings & Loan - Variance of Minimum Lot Size

Mr. Schwab reviewed the application submitted by Mutual Federal Savings & Loan for the property located at 37 East Ridgeway Avenue in the APD. The request is to vary the minimum lot size in order to convert the existing structure to a two-family residence. The existing garage is accessed from Maple Avenue and this area will also be used for additional parking spaces. Mr. Schwab stated that this structure was illegally converted to a double some time in the late 1970's. The house has since gone back to the ownership of the bank and they are requesting that the use of a double be permitted legally. The structure shows two addresses, however, the City has never issued a second address for this parcel.

Mr. Schwab stated that there is evidently a buyer for the property if the use for a double is approved. City inspectors, as well as inspectors from the Fire Department, has inspected the building and indicated the improvements that would be necessary to bring it up to code. The potential buyer is aware of these required improvements and is evidently willing to do them should the use be approved.

Two parking spaces would be required for each of the two units.

Staff recommended that the application be approved at subject to the following conditions:

1. Four (4) off-street parking spaces be constructed on the property subject to staff approval;
2. The design and consideration to storm water runoff be approved by the City Engineer;
3. The interior of the structure conform to all building and fire codes.

Mrs. Edie Anderson, Southmont Realty, stated that the buyer intends to request approval of the relocation of the garage door in order to make it available for use. She stated that the buyer may also request approval for the construction of a second garage for the other unit.

MOTION: Mrs. Simmons moved to approve the variance request by Mutual Federal Savings & Loan regarding the property located at 37 East Ridgeway Avenue, with the following conditions:

1. Four (4) off-street parking spaces be constructed on the property subject to staff approval;

2. The storm water drainage plan by approved by the City Engineer;
3. The structure conform to all building and fire codes.

Mr. Looper seconded the motion. The motion was approved unanimously 4-0.
There being no further business, the meeting was adjourned.

Elmer Dato 1/29/85