

Call to Order: Chairman Darrin Brock called the Board of Zoning Adjustment Meeting to order at 6:00pm. An attendance sheet was available for visitors.

Invocation: Liz Estes, City Clerk

Pledge of Allegiance: Chairman Darrin Brock

Roll Call: Board Members present: James Walker, Chase Henrichs, Michael Phillips, Tony Kaczoroski, Darrin Brock and Frank Mocivnik. Brian Clark was absent. We had quorum.

Approval of Minutes:

Motion to approve BOZA Minutes of March 21, 2022 as written.

Motion: Michael Phillips

Second: Tony Kaczoroski

Vote Aye: Walker, Kaczoroski, Brock, Henrichs, Phillips, Mocivnik

Vote Nay: None

Motion to approve BOZA Minutes of March 21, 2022 as written were approved.

Old Business: None.

New Business:

HERRERA – ACCESSORY USE VARIANCE – 811 EMERALD

Mr. Herrera asked to have a second accessory building for his backyard. He already has one accessory building. The new building will be 28' x 15'.

Public Hearing: Open: 6:03pm Close: 6:14pm

Ali Mustafa, 814 Topaz St., lives directly behind Mr. Herrera's backyard. He has lived there 21 years. The current accessory building in Mr. Herrera's backyard is 2' from Mr. Mustafa's fence and the new building will be 5' higher than his fence. He claimed because of the chickens in Mr. Herrera's backyard, there was an increase in rodents and bugs. He asked that the current accessory building be moved farther than 2' feet from his fence. He was opposed to the second accessory building.

Jerry Worley, 820 Copper St., had no objections to the second accessory building.

Joe Kitterman, 518 E. Apple Blossom. Joe was opposed to second accessory building. His main concern was 20' utility easement on east side and he was opposed to setbacks and encroachment. He said the building with a concrete floor will be on the property line.

Motion to approve Herrera – Accessory Use Variance – Adding second accessory building.

Motion: Michael Phillips

Second: Chase Heinrichs

Vote Aye: Brock, Kaczoroski, Walker, Phillips, Mocivnik, Heinrichs

Vote Nay: None

Motion to approve Herrera – Accessory Use Variance – Adding second accessory building approved.

Ruling of Staff Decisions and Clarification: None.

Adjourn: Motion to adjourn made by Chase Henrichs; second by James Walker. All were in favor. Meeting adjourned at 6:22pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darrin Brock, Chairman

CITY OF LOWELL

BOARD OF ZONING ADJUSTMENT

MAY 16, 2022

DRAFT