

DATE: August 27, 2001

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Public Hearing - Request for Commercial Vehicle Appeal
2493 E. Maple

On July 10, 2001, follow up information was sent to Mr. Francisco Poblete that identified restrictions related to commercial vehicles located on residential property. As part of that information, he was advised that the commercial vehicles parked on that property did not comply with the exceptions found in Chapter 39, Section 40.66.00. These vehicles include three dump trucks, one stake truck, a Bobcat, and a concrete power buggy and trailer. He was given the option to remove the vehicles or appeal to City Council for relief of the Ordinance.

In response to our letter, Mr. Poblete has filed an appeal. The appeal requests that a public hearing date be held in accordance with the ordinance. A public hearing has been scheduled for your meeting of September 10, 2001.

Based upon the size of the existing house on the property (1260 square feet) and the size of the existing detached garage (660 square feet), the Zoning Ordinance does not permit any additional accessory buildings to be built on the site. The Zoning Ordinance would, however, permit a significant attached garage to be constructed on the site. The size of an attached garage would only be limited by the setbacks and a 30% maximum lot coverage.

A copy of the application and photos are attached for your reference.

Should you have any questions or require additional information, kindly advise.