

# BOARD of ADJUSTMENT



Joe Bazzoli  
Commission Chair

~Meeting Minutes~  
September 15, 2020

Aimee Hennrich  
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

<http://www.ci.moscow.id.us/354/Board-of-Adjustment>

## **Bazzoli called the meeting to order at 7:01 PM**

MEMBERS PRESENT: in person: Joe Bazzoli, Chair; Annette Bieghler, Steve Bush, Marshall Comstock, Mark Monson, Tim Thomson

via Zoom: Laurene Sorensen

MEMBERS ABSENT: None

STAFF IN ATTENDANCE: Aimee Hennrich, Jennifer Fleischman

### **1. Approval of Minutes from August 31, 2020**

Bieghler moved for approval of the minutes as presented, seconded by Thomson. Motion carried by acclamation with Comstock abstaining.

### **2. Public Hearing: Proposal for a Conditional Use Permit at 722 E. First Street – LUP2020-0021 [ACTION ITEM]**

*Conditional Use Permit application to convert the garage of a non-conforming duplex into living space within the Moderate Density, Single Family Residential (R2) Zoning District.*

Hennrich presented the Conditional Use Permit application, including background information about how the property became legally non-conforming. Detailed information on the floor plan and the proposed changes were provided with image references. Parking requirements will be met with applicants proposed parking site plan.

Bazzoli asked if the City will require the applicant to insulate the walls and ceiling of the garage and Staff said that the Building Department review will happen if the CUP is approved by Board of Adjustment. Bazzoli had more concerns regarding the modifications that would make it seem like another apartment being added: adding HVAC, out-swinging door, laundry room, insulation, etc. Staff assured the Board that all building code would be followed and required by the Building Department to make this a compliant additional room instead of a separate dwelling.

Bazzoli opened the public hearing at 7:10 p.m.

Gabe Hathaway (Applicant), 722 E. First St, said he is the son-in-law of the 81-year-old woman who will be moving into the garage converted bedroom to keep her in her own home. Background was given as to why this decision was made in order to keep the woman in her own home for as long as possible, while providing space for the family to move in to assist. Only family is residing in both sides of the duplex. Bazzoli asked why HVAC, laundry, insulation, etc. would be added. Gabe said that a heating and cooling professional recommended that it would be best to have an independent system for the added room so the occupant can adjust heating and cooling to specific temperature needs. He also said that having her own laundry room and bathroom would assist with the proposed occupant's independence and immediate access to facilities.

Shelley Stone (Email), 116 N Howard St, expressed disapproval of the proposed CUP. She had concerns regarding parking around the duplex and garbage disposal. She did not want to have the zoning allowance approved, expressing concern that it would add to the already stressed garbage and parking situation. Bazzoli clarified that the zoning will not be altered with this application and reminded citizens that parking in public areas are based a first come-first serve situation.

Bazzoli closed the public hearing at 7:17 pm.

Comstock and Monson thought that the proposal to change the space was straight-forward and agreeable. Bazzoli wanted to add that it will be using the same water supply and sewer system, and would not be viable as a separate apartment. Bush agreed about the concern about it being an additional apartment, but after the presentation and comments does not have a problem with approving the application. Thomson and Beighler did not have objections.

Comstock moved approval of the proposal with no conditions as recommended by Staff, and to direct Staff to prepare the Reasoned Statement of Relevant Criteria and Standards. Monson seconded the motion which carried unanimously.

### **3. Board Communications**

Thank you cards from Jubilee School children to the Commission read by Bazzoli.  
The next meeting is scheduled for Thursday, September 17<sup>th</sup> for the RCS approval.  
The next hearing is scheduled for Tuesday, September 29<sup>th</sup>.

### **4. Other Business**

None.

**The meeting adjourned at 7:23 pm.**

  
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Joe Bazzoli, Chair

9/17/2020  
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Date