

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 26, 2024**

I. CALL TO ORDER

Chair David Light called the Zoning Board of Adjustment Meeting to order at 5:00 p.m. based on a quorum of members present:

Present

David Light, Chair
Patricia Shuford, Vice-Chair
Michelle Belco, Member
Louis Crappito, Member
Ryan West, Alternate Member

Staff in Attendance

Gerardo Barrera, City Administrator
Elvin Hernandez, Director of Public Works
Loren Smith, City Attorney
Mallory Pack, Management Analyst

Absent

David Marshall, Member
Josh Pratt, Member

II. PUBLIC COMMENT

There were no public comments.

III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE MAY 15, 2024, MEETING MINUTES

This item was taken out of order.

A motion was made by Board Member Shuford and seconded by Board Member West to approve the May 15, 2024, meeting minutes.

The motion carried 5 - 0

IV. PUBLIC HEARING REGARDING A REQUEST FROM MARK DOUGLAS MADDOX AND CANDACE DIANE MADDOX FOR AN APPEAL OF THE CITY'S BUILDING OFFICIAL'S INTERPRETATION OF ARTICLE IV, SECTION 4-70 (1) OF THE CITY'S CODE OF ORDINANCES AT THE PROPERTY 11926 SURREY LANE

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE

Chair Light opened the public hearing at 5:06 p.m.

Applicant's Request

The applicant is remodeling an existing home at 11926 Surrey Ln. and requests an appeal of the City's Building Official's interpretation of Article IV, Section 4-70 (1) of the City's Code of Ordinances.

Mark Maddox, applicant and property owner, presented a request for an appeal of the City's Building Official's interpretation of Article IV, Section 4-70 (1) of the City's Code of Ordinances. He stated that the project was permitted for a remodel that affected less than 50% of the existing home. The approved permit covered 34% of the home's square footage, including the kitchen, laundry room, family room, pantry, and primary bathroom. During the remodel, temporary cuts were made in walls/areas not included, or approved, in the original remodel permit to replace outdated plumbing. The reason provided by the applicant was to improve water use efficiency and safety. The City's Building Official determined that the cuts counted towards the remodeled square footage, thus exceeding the 50% substantial improvement threshold. This resulted in a stop work order issued in May 2024.

He explained that reclassifying the additional plumbing work as a reconstruction project and requiring compliance with new construction standards would impose an unnecessary hardship and not be financially reasonable, as the additional work did not alter the square footage of the home.

David Morrison of Clark Campbell Homes, contractor for the remodel project at 11926 Surrey Ln., reiterated Mr. Maddox's statement. He spoke that the temporary cuts to replace the outdated plumbing increased the remodeled area by 228 square feet, surpassing the 50% threshold.

Public Comment

There were no public comments.

Chair Light closed the public hearing at 5:14 p.m.

V. CONSIDERATION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARK DOUGLAS MADDOX AND CANDACE DIANE MADDOX FOR AN APPEAL OF THE CITY'S BUILDING OFFICIAL'S INTERPRETATION OF ARTICLE IV, SECTION 4-70 (1) OF THE CITY'S CODE OF ORDINANCES AT THE PROPERTY 11926 SURREY LANE

Staff stated that no objections were received regarding the variance request. City Attorney Smith addressed the Board to either uphold or overturn the decision of the Building Official.

A motion was made by Board Member West and seconded by Board Member Shuford to overturn the City's Building Official's interpretation of Article IV, Section 4-70 (1) of the City's Codes of Ordinances at the property 11926 Surrey Lane.

Roll Call Vote

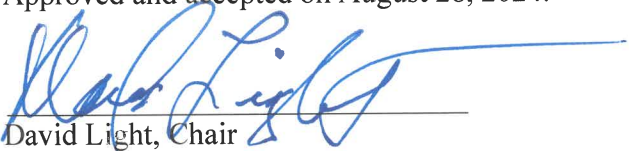
David Light..... YES
Michelle Belco..... YES
Patricia Shuford..... YES
Ryan West..... YES
Louis Crappito.....YES

The motion carried 5 – 0 (board approved to overturn the Chief Building Official's decision)

VI. ADJOURN

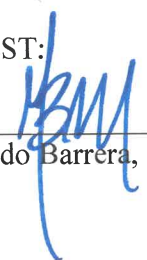
Chair Light adjourned the meeting at 5:22 p.m.

Approved and accepted on August 28, 2024.



David Light, Chair

ATTEST:



Gerardo Barrera, City Administrator/ Acting City Secretary