

# Zoning Board of Adjustment Minutes

Regular Meeting

February 16, 2023 - 4:30 pm

Room 317, City Hall

**Members Present:** Matt Perry (Chair), John Finlayson, Adam Hutchens, Eric Johannessen, Taylor Smrikarova, and Annie Wang (Quorum: 5)

**Members Absent:** Jacob Saufley (Vice-Chair),

**Staff :** Rachel Blanford

## Call To Order

1. Roll Call.

### Quorum Present

2. Adoption of the agenda.

### Action Taken: Adopted

3. Acceptance of minutes

[Feb 2, 2023 Zoning Board of Adjustment](#)

### Action Taken: Accepted

## Discussion

4. **Petitions and Communications**

### Action Taken: Received and filed

## Public Hearing

5. **1719 49th St E, Ward 11**

**City Staff:** [Sara Roman](#), PLAN15828

The Zoning Board of Adjustment adopted staff findings for the application by Kevin Kuppe for the property at 1719 49th St E.

### A. Variance

**Action:** The Zoning Board of Adjustment **approved** the variance to the variance to construct a retaining wall on or within 40 feet of the top of a steep slope in the SH Shoreland Overlay District, subject to the following conditions, subject to the following conditions:

1. Approval of final site plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by February 16, 2025, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. The applicant shall submit an erosion control plan along with the building permit application demonstrating best management practices.
4. Erosion control measures shall be implemented prior to construction and shall remain in place until construction is complete.

[1719 49th St E staff report](#)

**Approved on consent.**

6. **5412 Bryant Ave S, Ward 13**  
**City Staff: [Alex Kohlhaas](#), PLAN15802**

The Zoning Board of Adjustment adopted staff findings for the application by Joseph Kapla, on behalf of Jesse Grothe and Hayleigh Mclellan for the property at 5412 Bryant Ave S.

**A. Variance**

**Action:** The Zoning Board of Adjustment **approved** the variance to reduce the minimum required front yard, subject to the following conditions:

1. Approval of final site, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by February 16, 2025, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

[5412 Bryant Ave S staff report](#)

**Approved on consent.**

**Announcements**

7. **Updates**

Resolution of Appreciation for John Finlayson, who has served on the Zoning Board of Adjustment for over 23 years.

**Action Taken: Received and filed**

**Adjournment**

The meeting adjourned at 4:47 pm.