

**BUILDING/PROPERTY MAINTENANCE BOARD OF APPEALS
MEETING HELD IN THE COMMUNITY DEVELOPMENT CONFERENCE ROOM,
TUESDAY, JANUARY 11, 2022 AT 4:00 P.M.**

PRESENT

Chris Vitale
Christopher Rayes
Mark Moffitt
Nicholas Dinverno
Shantelle Hubbard, Recorder

ABSENT

Dennis DeWulf, Excused

ALSO, PRESENT

Kurt Brown, 23229 Shoreview

Vitale called the meeting to order at 4:09 p.m.

Moffitt made a motion, supported by Vitale, to excuse DeWulf from today's meeting.

AYES: All

NAYES: None

MOTION: Passed

**CASE NO. PBBA220001: REQUEST TO USE VINYL SIDING OTHER THAN BRICK FOR A
SIDE OF THE GARAGE AT 23229 SHOREVIEW. (Ordinance 22.012, Sec. 25-12)**

Kurt Brown, 23229 Shoreview, he was looking at the ordinance online to see what the reasoning was for the variance. He understands the visual of it. Shoreview Street is a very cookie cutter street. Practically every house on the street is the same. All of the other houses are brick and he just wants to put one wall of siding.

Vitale asked if it is a two-car garage. He stated "no" and that he is putting new concrete for a wider driveway. He brought in pictures of other houses. Vitale stated it is a little bit to the purpose of the ordinance that they did get a little push back from residents who felt that everything we were getting built in the city in terms of new construction or even remodels was essentially a vinyl barn and there were a few homes built like that and the city was getting push back because of that. They tweaked the ordinance back in 2020 and made a few revisions to it. They don't really apply to here they apply to a non-brick street.

The petitioner wants to match it up and he just wants a garage and a bigger driveway.

Dinverno stated that he agrees with what the petitioner is saying. He did a little research of the street. There are a lot of car ports that were turned into garages. It looks like some of the homes had vinyl siding that looked pretty faded and not appealing to the eye. He is not sure if his neighbors had any concerns for that.

The petitioner asked if the newer siding that we have today hold up better? Vitale stated that it depends on the grade there is cheap grades that are really thin. There is thick grade like the double four and there are better grades that look like cedar grades. These are not meant to do entire walls.

The petitioner stated that he has a friend that is a builder that will help. He likes the neighborhood. He wants the longevity of the product.

Vitale stated that one of the pictures that the petitioner took looks like a vinyl shed. There was another picture that looked really good. He said part of the reason why that it looks good they kind of stepped off where the gable is and they put a break between the gable and the wall. They had a slightly different siding on the gable that matches the gable on the front of the house.

The petitioner stated that the siding has been there since he bought the house six years ago.

Petitioner is replacing all of the concrete. It will be all new concrete to the property line.

Vitale asked the petitioner if he could go with two different types of siding to distinguish the gable from the wall so he does not end of . Maybe a little aluminum trim that can separate the gable portion from the wall itself. Is the siding the same siding on the gable? The petitioner stated "yes". Petitioner stated that closing it off is the plan. Vitale suggested that maybe a door or window will make it look less like a shed.

Rayes asked the petitioner if he is leaving the brick on the side of the house inside the garage. Petitioner stated that he is leaving the brick there. He may put a door wall there to walk from the house to the garage.

Vitale asked about striping the brick off. Find an area of brick where maybe where he wants to put the door wall and peel the brick off and because he is pouring new concrete, he can put in a brick ledge The corner facing the front of the house he could put a brick column. Rayes stated looking at Google there are about a half of dozen homes that have that and kept the façade uniformed and put that brick in that 18" area. Vitale stated that he could that it would get it half way since he is considering putting a door wall in. Doesn't add much by cost. He can put in a brick ledge the same time he is pouring the new driveway.

The petitioner stated that there is a footing underneath not a rat wall. Rayes stated that he puts a brick

ledge he will be digging a trench so wide. For how little brick that he is using he could put an angle iron in to support the brick.

Vitale in terms of resale that would really add it will make it look like it was built that way.

Petitioner stated that he was assuming to do it the way he proposes. He is not sure if and or when he will do the door wall. Taking the brick off won't open up the house. He does have plans for a door to go into the garage from the backyard.

Vitale stated that he strongly considered that. It would look like it was built that way.

Petitioner stated that the brick they used for the house he had mortar guys out to repair pieces of brick chipped off he is a little leery to break it off. He thinks that there are better bricks out there if he were to do something like this. Vitale stated that it is not a lot of brick to buy if he tries to match it. This is something he could do esthetically.

Moffitt stated he would like to see some brick in the front. He is going with an 8' garage door. Wrapping the front to blend it into the front of the house. There were a couple of them on the street that everything was brick. He said that there were a couple of homes that was done years ago that looked like what the petitioner wanted to do and it didn't look very nice to the neighbors around him. He worries about it looking bad within 10 to 15 years.

Moffitt stated that what he is favor is brick in the front and brick in the back to make everything look the same. If he is going to do the side, he could use some kind of fiber cement board to toughen it up. He is not looking at lot of money using the cheapest white siding if he wanted to beef it up and straighten it up. Moffitt said that if there is no brick in the front to blend the house in, he cannot vote for what is proposed.

Vitale made a motion to grant the variance provided the petitioner steps the gable with some aluminum trim uses a different siding on the sidewall using a 20-to-25-year warranty siding or whatever the ordinance states. No one second. Motion failed.

Rayes made a motion, supported by Moffitt, to grant a conditional variance. The street face east of the garage door is to be brick, the east and rear face can be vinyl that has a 20-year minimum warranty. And the siding portion to differentiate the gable at 23229 Shoreview.

AYES: All

NAYES: None

ABSENT: DeWulf

MOTION: Passed

APPROVAL OF BUILDING/PROPERTY MAINTENANCE BOARD OF APPEALS MEETING MINUTES OF AUGUST 10, 2021.

Moffitt made a motion, supported by Vitale, to approve the minutes from August 10, 2021.

**AYES: All
NAYES: None
ABSENT: DeWulf
MOTION: Passed**

STAFF REPORT

Rayes has the old and new plans of the Switchulis house (22588 Ardmore) to determine if he will need a new variance. Vitale stated that the new plans set the garage behind the porch. The northern elevation is impossible to see the difference. It is a covered porch. Before there was a window into the garage now actually becomes a garage door. They are looking over the plans.

Vitale stated that if they understand that it is not going to be vinyl it is going to be hardy board then there is no reason for them to come back in front of this board again. Rayes stated that as long as it is hardy board above the stone it is good if they use vinyl above the stone then they have to come in front of this board again for a variance.

ADJOURNMENT

Vitale made a motion, supported by Moffitt, to adjourn at 4:31 p.m.

**AYES: All
NAYES: None
ABSENT: DeWulf
MOTION: Passed**