



AGENDA - DEEPHAVEN PLANNING COMMISSION

Date: Tuesday, March 20, 2018
Location: Deephaven Council Chambers, 20225 Cottagewood Road
Time: 7:00 p.m.

1. MINUTES OF March 20, 2018
2. PUBLIC HEARINGS

Consider the variance requests of Dean and Stephanie Friesen to encroach into the minimum front yard setback and exceed the maximum roof eave encroachment allowance for the property at 4395 Cottonwood Lane.— Section 1302.05(3) of the zoning ordinance requires a front yard setback of 35 feet and the applicants propose a front yard setback of 31.6 feet. Section 1310.02 of the zoning code allows roof eaves to encroach into a setback by as much as 3 feet and, as proposed, the roof eaves for the overhang would encroach 4 feet.

Consider the variance request of Zehnder Homes, Inc. to exceed the maximum permitted grade alteration in conjunction with the construction of a new house at 197XX Manor Road (address unassigned, the southern half of the property formerly considered part of 19655 Cottagewood Road)— Section 1312.04 of the zoning ordinance requires a variance for any land alteration greater than 3 feet at any point and the applicant is proposing land alteration of up to 6 feet.

Consider variance requests of Joel Conner and Rachael Jarosh to exceed the maximum permitted impervious surface coverage for the property at 4300 Chimo East.— Section 1302.04(2) of the zoning ordinance limits the maximum impervious coverage of the property to 25% and applicants are proposing an impervious surface coverage area of 27.11%

Consider the variance requests of Steve Perkins to exceed the maximum permitted impervious surface coverage, and to encroach into the minimum required lake yard setback at 19980 Lakeview Avenue.— Section 1302.05(2) of the zoning ordinance limits the maximum impervious coverage of the property to 25% and the applicant is proposing an impervious surface area of 32.9%. Section 1302.05(3) of the city ordinance requires a minimum lake yard setback of 100 feet and the applicant is proposing a lake yard setback of 84 feet.

Public hearing to consider the rezoning of 19300 State Hwy No. 7, 19340 State Hwy No. 7, 19400 State Hwy No. 7, from C-1 (Commercial District 1) to C-2 (Commercial District 2).

3. OTHER BUSINESS

The Pines Neighborhood Zoning Discussion

Discuss information on height and make a recommendation to the City Council.

4. LIAISON REPORT
5. ADJOURN

Next Council Meeting – Monday, April 2, 2018
Next Planning Commission Meeting – Tuesday, April 17, 2018