

KENSINGTON MUNICIPAL ADVISORY COUNCIL

DRAFT

REGULAR MEETING MINUTES

TUESDAY, April 28, 2015

7:00 PM

Attendance: Tahara, Brydon, Snyder, Engberg and Gilfillan

2. Approval of the Minutes of March 31, 2015 - **Approved** Ayes (4) Patrick, Catherine Walt & Chris / Nays (0)

3. Citizens' Comments - The Kensington Hilltop Carnival is May 9, 2015 and FOK Book Sale

4. **665, 667 and 669 Coventry (LP15-2012)** The applicant is requesting approval of a land use permit with the Kensington design review for the interior remodel of a non-conforming triplex, use expansion of an existing rear deck and the reconfiguration and replacement of existing windows. The lawful status of the non-conforming use is pending under County File #DR15-0002.

Applicant Stephen Schliesser - Updating and remolding older triplex with the addition of an expanded deck with sliding doors. Land use permit required to improve the property as it is non-conforming. Property built in 1928 a single family residence, converted to triplex in 1938. Converted before 1966 therefore exempt from current parking restrictions and does not have one space per unit as required.

Public Comment - None

Motion to approve LP15-2012 for a land use permit to improve the non-conforming triplex - Ayes (5) Walt, Patrick, Catherine, Melissa & Chris / Nays (0)

5. **254 Amherst (VR15-1015)** Applicant is requesting approval of a variance permit for a 2' side yard (where min. 5' is required) and 7' aggregate side yard (where min. of 15' is required) for a new attached rear deck 3' in height (measured to the top of the decking) above existing grade. This application includes a Kensington Design Review.

Not a special privilege, special circumstances exist and meet the intent of land use district. Applicant Jeff Jez - Looking to connect side walkway to rear deck to improve ingress and egress.

Public Comment - None

Motion to approve VR15-1015 with the proposed deck maintaining the current 5 foot setback on the North side of the existing structure with an aggregate side yard setback of approximately 10 foot 3 inches where 15 feet is required. The application meets the three variance requirements with the removal of the attached deck and stairs from the plans within the setback area. Ayes (5) Walt, Patrick, Catherine, Melissa & Chris / Nays (0)

6. Adjournment 8:10 p.m.