

**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**July 24, 2023**  
**5:30 PM**

**LOCATION:**  
City/County Meeting Room  
905 West Avenue

**MEMBERS PRESENT:**  
James Bradshaw, Sharon T. Bryant, Leah Hamilton, Lucy McCarl, Tim Scobie

**MEMBERS ABSENT:**  
Kyle Case

**STAFF PRESENT:**  
Hannah Williams, Lauren Hartley, Matt Duchan, Ed Evans

A quorum was established and Chairperson Bryant called the meeting to order.

**MINUTES:**

Board Member Scobie moved approval of the meeting minutes of June 26, 2023. Board Member McCarl seconded the motion, which was voted upon and passed by unanimous vote.

**NEW BUSINESS:**

**1. 308 Wilder St. NW / 202 Todd St. NW**

Applicant: Gracie Green (owner by will)  
Owner: Ernest William Phillips (deceased)  
Location: 308 Wilder St. NW / 202 Todd St. NW

**V# 2-23** A variance to Section 800, Table A in the R-6 zoning district for the minimum lot size of 6,000 sq. ft. and side yard setback of 10'.

*Recommended Action:* Staff recommends approval of the variance request, subject to the conditions in the staff report.

Matt Duchan and Gracie Green were placed under oath.

This item was presented by City Planner Matt Duchan using a PowerPoint presentation. The request is for 308 Wilder Street NW. The applicant is requesting a variance to the R-6 minimum lot size of 6,000 sq. ft. The applicant is proposing to split their property into two lots below the required size. Currently, there are two single-family homes on one lot. Mr. Duchan read the draft findings

and conditions to the board.

Gracie Green, owner of 308 Wilder Street NW stated this was her parent's property, who are now deceased. They are in the process of clearing out the trash that was left by a previous renter. She does not want to sell the property as is and displace the long-term renter at 202 Todd Street, she has lived there for 23 years.

Chairperson Bryant closed the public hearing.

**Board Member Hamilton made a motion to approve the variance request with the conditions and recommendations as presented in the staff report. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.**

**ADJOURNMENT:**

There being no further business to be brought before the Board, Chairperson Bryant adjourned the meeting at 6:00 p.m.

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**Sharon T. Bryant, Chair**

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**Hannah Williams  
Planning Director**