

G. RECESS (OPTIONAL)

H. BUSINESS SESSION

1. Variance Request (ZBA Case #2004-02)

A request submitted by Eric Wieggers of Conspiracy Cycle Works, 8080 Grand Street, for:

A. Section 4.06(C) Changing Uses in Non Conforming Uses of Structures and Land. The applicant is requesting that the Zoning Board of Appeals determine that the proposed motorcycle repair and customization shop be permitted as an equally conforming or more conforming use to the VR (Village Residential) District.

1. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a “finding of fact” and/or “conclusions”, and “rationale explaining why conclusions are reached” and “conditions” if any.

* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

2. Motion is proposed on “finding of fact, rationale, conclusions and conditions.”

3. Discussion on standards and requirements of the ordinance.

4. Action on the motion.

I. ADJOURNMENT