

**ZONING BOARD OF APPEALS MINUTES
January 13, 2020**

The meeting was called to order at 7:30 p.m. by Chairman Gordon Glidden

PRESENT: Gordon Glidden, Joseph Claya, Ben Falik, David Hesano, Mitch Meisner, Adam Wallace, Todd Sperl,

Staff: Hank Berry

ABSENT: Ben Falik, David Hesano, Caleb Youngblood, Michael Wright

Hank explained that they were taping the meetings for the purpose of minutes and the tape being provided to an outside source for creation of the minutes.

Approval of Agenda

Motion to approve the agenda by Mitch, seconded by Joe.

Yeas: Glidden, Claya, Wallace, Sperl, Meisner

Nays: None

Approval of Minutes- December 9, 2019

Motion to defer approval of the minutes from December , 2019 to the next meeting by Todd, seconded by Adam.

Yeas: Glidden, Claya, Wallace, Sperl, Meisner

Nays: None

Matter of an appeal from Shannon and Abigail Bell, 10825 Vernon, to allow a 1.9 % variance in lot coverage for a front porch that will total 31.9 %, contrary to section 40-4.03 - R-1A through R-1E: One-Family Districts which allows for 30% lot coverage in R-1D zone district.

Shannon and Abigail Bell explained the issue issue and that the space was just so they could have a front porch. She explained that the house was going from a single story to a two story and the front porch was an important element in the design and function of the house.

Hank explained that the architectural style of this house represents another situation of a ranch home having a higher percentage of lot coverage by virtue of the design. Ranches have on one floor what colonials and bungalows have on two, by the very nature of the

original design they are handicapped for lot coverage. He offered a comparison that A colonial in Huntington Woods in the Bronx Subdivision typically has around 1,800 sq. ft. which typically puts 900 sq. ft. on the ground floor along with 440 sq. ft. for a garage = 1,340 which leaves 535 sq. ft. ground floor coverage. This ranch has 1,339 sq. ft. plus a 452 sq. ft. garage plus a covered porch of 127 sq. ft. totaling 1,918. As the property exists this cannot have any more footprint. The reason is that the ranch style has all of it's square footage on one floor while colonials and bungalows split it onto two floors.

He said another porch consideration is the reason it would count as lot coverage is that it has a roof. Had it had no roof it would still cover the same area and however be no less impervious and not require a variance.

He explained the criteria needed to grant a variance and how this applied.

Hank also pointed out that there was a letter of support for the project from the direct neighbor to the west.

Public Participation

Chairman Glidden opened the meeting to Public Participation.

Seeing no persons wishing to speak Chairman Glidden closed Public Participation.

Todd offered his thoughts on the water run off and asked for clarification.
Hank explained that his explanation was correct.

Mitch pointed out that Hank had mentioned that he was bringing this forward to the Planning Commission for a change as it is a consistent issue and this is consistent with the proposed fix.

Motion by David seconded by Ben to allow a 1.9 % variance in lot coverage for a front porch that will total 31.9 %, contrary to section 40-4.03 - R-1A through R-1E: One-Family Districts which allows for 30% lot coverage in R-1D zone district, as the request generally meets the requirements for a variance.

**Yeas: Glidden, Claya, Wallace, Sperl, Meisner
Nays: None**

Public Participation

Chairman Glidden opened the meeting to Public Participation.

Seeing no persons wishing to speak Chairman Glidden closed Public Participation.

Other Business

Election of Officers

Chair

Motion to nominate Gordon as Chair by Joe second by Mitch , accepted by Gordon.

Yeas: Glidden, Claya, Wallace, Sperl, Meisner

Nays: None

Vice Chair

Motion to nominate Mitch as Vice Chair by Joe second by Adam, Accepted by Mitch

Yeas: Glidden, Claya, Wallace, Sperl, Meisner

Nays: None

Motion to adjourn by Joe, seconded by Adam.

Yeas: Glidden, Claya, Wallace, Sperl, Meisner

Nays: None

Meeting was adjourned at 7:56 p.m.

Respectfully Submitted,

Hank Berry
Recorder