

**ZONING BOARD OF APPEALS MINUTES
February 10, 2020**

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

PRESENT: Gordon Glidden, Joseph Claya, Ben Falik, Jim Park, Adam Wallace

Staff: Hank Berry

ABSENT: Ben Falik, David Hesano, Mitch Meisner, Todd Sperl

Hank explained that they were now broadcasting the meetings on the city u-tube channel.

Approval of Agenda

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

Yeas: Glidden, Claya, Wallace, Wright, Park

Nays: None

Approval of Minutes- December 9, 2019 – January

Motion to approve the minutes from December 9, 2019 and January 13, 2020 as amended by Joe, seconded by Adam.

Yeas: Glidden, Claya, Wallace, Wright, Park

Nays: None

Matter of an appeal from Chris Morgan and Associates on behalf of the Schoof family at 8507 Hendrie, for a variance to allow 59 sq. ft. more house size than allowed by city code Section 40-4.03 - R-1A through R-1E: One-Family Districts.

Chris Morgan explained the project and that the variance would allow him to transfer weight for the second floor addition to the foundation without having to engineer the first floor ceiling and create an awkward second floor roofline. He described the design and compatibility with existing design and the practical difficulty.

Hank explained that the architectural style of this house represents a challenge in order to keep the style true and consistent with the original design. He pointed out the engineering issues in detail and went over the criteria needed for approval.

Public Participation

Chairman Glidden opened the meeting to Public Participation.

Melvyn Schwartz 8519 Hendrie said he is the direct neighbor and he just wanted to see what was going on. He said that since this was on the other side of the house from him and it appeared to make sense he had no objection.

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

Jim asked if other considerations were explored to do this without needing a variance.

Mr. Morgan explained the need to do it the way that was proposed citing the room area, engineering, and the fact that this was at one time an existing porch over the room below so the space was always used.

Motion by Mike seconded by Adam, for a variance at 8507 Hendrie to allow 59 sq. ft. more house size than allowed by city code Section 40-4.03 - R-1A through R-1E: One-Family Districts, as the request generally meets the requirements for a variance and would do substantial justice to the owner.

Yeas: Glidden, Claya, Wallace, Wright, Park

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

Motion to adjourn by Joe, seconded by Adam.

Yeas: Glidden, Claya, Wallace, Wright, Park

Nays: None

Meeting was adjourned at 8:04 p.m.

Respectfully Submitted,

Hank Berry
Recorder