

Zoning Board of Appeals Meeting
Roxanne Kelly
4228 Teall Beach
April 24, 2013
6:30 PM

Approved 8/14/2013

The meeting was called to order at 6:30 pm by Chairman Barto.

Roll Call Attendance:

Pete Keefer	here
Ford Knight	here
Steve Barto	here
Julie Thompson	here
Mike Cleere	here

Mike Cleere motioned with a second by Julie Thompson to approve the minutes from the February 19, 2013 meeting with a vote of 5/0, as written.

Mike Cleere motioned, with a second from Julie Thompson, to open the public hearing at 6:32 pm for Roxanne Kelly to build a 2 story addition that does not allow for a 10' side setback on the south side. Vote: 5/0

Contractor Glenn Suffredini told the board they were going to build on the front, but did not want to restrict anyone's view. They went with building on the back because the lot restricts doing anything else. Discussion continued concerning placement of the addition. Pete Keefer suggested that they move the addition over, but Mr. Suffredini explained that then the existing rooms would not line up with the new addition. Applicant, Roxanne Kelly said that she has spoken with both of her neighbors and they do not have a problem with it.

Julie Thompson motioned to close the public hearing at 6:40 pm with a second from Mike Cleere. Vote: 5/0

Ford Knight motioned with a second from Mike Cleere to discuss and consider the application. Vote: 5/0 Chairman Barto inquired with a 50' frontage, why can't you move 10' from the line? Mr. Suffredini explained it would be necessary to renovate the existing house which would mean a larger cost and possibly prohibit the job from being done. He further explained that the height of the new construction will be 23 feet: 9 feet for the garage, 8 feet for the second story and 6 feet for the roof. When questioned on why not put the second story on the existing house, it was explained that it is against County Code to put a second story on 8" block. The intent is to make it a year-round house.

Steve Barto said he doesn't like this plan. It is close now and there is room to center it, where the ZBA is not needed. Drainage was mentioned. Water would be piped into 4"

drain tile and go down to the bank. It will be better drainage when completed, than it does now.

It was mentioned several times that there are other ways to do this addition that would meet the setback. Glenn Suffredini said the customer has a budget and he proposed a plan to stay within that budget. Chairman Barto inquired about moving 5 feet. Moving the entrance would mean the bathroom and kitchen would have to be moved. Those are the two most expensive rooms in the house to move. Glenn Suffredini noted that her neighbors did essentially the same thing. Pictures were passed around that became part of the file. Chairman Barto again mentioned that there are a lot of different ways this could be changed without building so close. Ford Knight expressed fire concerns being so close to the line. It was noted that the applicant has owned the property for quite some time and that the zoning laws have changed, but the setback was still 10'.

Criteria for an Area Variance

- a. Will there be an undesirable change in the character of the neighborhood or a detriment to the nearby properties?

All Zoning Board of Appeals members in attendance said yes.

- b. Can the applicant achieve the benefit by some method, feasible for the applicant to pursue, other than an area variance?

All Zoning Board of Appeals members in attendance said yes by moving it.

- c. Is the area variance requested substantial?

Zoning Board of Appeals members said yes. It is a large 2 story project going into the setback.

- d. Will the variance have an adverse affect on the physical and environmental condition of the neighborhood?

Zoning Board of Appeals members Steve Barto and Pete Keefer said yes, Ford Knight, Julie Thompson, Mike Cleere said no.

- e. Is this a self-created difficulty? Zoning Board of Appeals members Steve Barto, Pete Keefer, Julie Thompson, and Mike Cleere said yes. Ford Knight said no.

Mike Cleere motioned to act on the application, approve/decline, with a second from Julie Thompson. Vote: 5/0

Roll call vote to Approve this variance request (yes) or Deny this variance request (no.)

Pete Keefer	no
Ford Knight	no
Steve Barto	no
Julie Thompson	no
Mike Cleere	no

Vote 0/5 Variance for construction within the setback is denied.

Mike Cleere motioned to adjourn at 7:10 pm, with a second from Pete Keefer.

Vote: 5/0

Respectfully submitted,

Susan Hensel
ZBA Secretary