

APPROVED
11-20-14

Mr. and Mrs. Mark Sensenig
3068 Miller Rd
Tax Map #05-1-09.2
August 26, 2014
6:30 pm

The meeting was called to order at 6:34 pm by Chairman Barto.

Roll Call attendance:
Pete Keefer absent
Ford Knight present
Julie Thompson present
Mike Cleere present
Steve Barto present

Mike Cleere motioned with a second from Julie Thompson to open the public hearing.
Vote 4/0

The contractor, Kevin Horning, spoke first explaining that the existing porch is 5' wide and would like the new porch 8' wide making it 3' closer to the road and also extend on the south side of the house. Chairman Barto explained that they are asking for a 10' setback. Mike Cleere inquired about why 8' instead of the original 5'? Mr. Sensenig said it (existing 5' porch) is short and they want to be able to use it, put a few chairs out there.

Mike Cleere motioned with a second from Ford Knight to close the public hearing at 6:40 pm. Vote 4/0

Ford Knight motioned with a second from Julie Thompson to discuss and consider the application. Vote 4/0

Ford Knight noted no significant change. It is a quiet road. Mike Cleere added that staying within the 5' footprint of the original porch could create some hardship for accessibility and useage. Chairman Barto said they are asking for an additional 3' setback, which would be 10' total.

Mike Cleere motioned with a second from Julie Thompson to act on the application.
Vote 4/0

Criteria for Area Variance

- a. Will there be any undesirable changes in the character of the neighborhood, or detriment to nearby property? All Zoning Board of Appeals members in attendance said no.
- b. Can the applicant achieve this benefit from some other feasible means other than the area variance? All Zoning Board of Appeals members in attendance said no.
- c. Is the area variance requested substantial? All Zoning Board of Appeals members in attendance said no.
- d. Will the variance have an adverse affect on the physical and environmental condition of the neighborhood? All Zoning Board of Appeals members in attendance said no.
- e. Is this self-created difficulty? All Zoning Board of Appeals members in attendance said no.

Roll Call Vote, where yes is approval of the area variance request and no is denial of the area variance request:

Pete Keefer	absent
Ford Knight	yes
Julie Thompson	yes
Mike Cleere	yes
Steve Barto	yes

The area variance requested has been approved.

Julie Thompson motioned with a second from Mike Cleere to approve the minutes from the July 7, 2014 meeting as written. Vote 4/0

Ford Knight motioned with a second from Julie Thompson to adjourn at 6:47 pm.
Vote 4/0

Respectfully submitted,

Susan Hensel
ZBA Clerk