

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, AUGUST 07, 2018, 4:00PM

DOCKET 1247

10088 Carters Manor Drive

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, August 7, 2018 at City Hall.

The following members of the board were present:

Chairman Liza Forshaw
Ms. Laura Long
Mr. Dan Welsh
Mr. David Schlafly
Ms. Elizabeth Panke

Also present were: Roger Stewart, Building Commissioner; Erin Seele, City Attorney; Lori Wrobel, Administrative Assistant; Anne Lamitola, Public Works Director; Andrea Sukanek, City Planner; Mayor Nancy Spewak.

Chairman Forshaw called the meeting to order at 4:00 PM. She stated that there would be four hearings taking place.

Approval and Adoption of the Agenda

Ms. Long made a motion to approve the agenda. Mr. Welsh seconded the motion. All those present were in favor and the agenda was approved.

Approval of the Minutes from the June 5, 2018 meeting

Mr. Welsh made a motion to approve the Minutes as submitted. Mr. Schlafly seconded the motion. All those present were in favor and the minutes were approved.

Docket 1247 Petition submitted by Derek Glanvill for the property at 10088 Carters Manor Drive. Petitioner is requesting relief from the Building Commissioner denying a gate due to violating the Zoning Ordinance #1175, Section IV-G-(1)(d)(i) which prohibits a gate in the front yard and Section IV-G (1)(d)(iii) which states gates need to be 25' off the road.

Chairman Forshaw asked the Building Commissioner for an explanation of the denial.

Mr. Stewart stated that the proposed plan is for a gate across the driveway violating the zoning ordinance that excludes gates in front yards and less than twenty-five feet off the road.

Chairman Forshaw introduced the following exhibits to be entered into the record:

- Exhibit A – Zoning Ordinance 1175, as amended;
- Exhibit B – Public Notice of the Hearing;
- Exhibit C – Letter of Denial dated March 23, 2018;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated May 7, 2018;
- Exhibit F – Entire file relating to the application
- Exhibit G – Letter presented to the Board on August 7, 2018

Mr. Glanvill, owner of 10088 Carters Manor Drive, and Consultant Michael Gartenberg, were sworn in and addressed the Board. The proposed gate matches the fence and entry porch. The neighbors who share the drive are in full support. The stated hardship is security. Strange vehicles on the road, and the neighbor's burglary compelled the applicant.

After a discussion of the facts presented, Ms. Long made a motion to overturn the ruling of the Building Commissioner and grant a variance. Ms. Panke seconded the motion. The vote was as follows:

Chairman Liza Forshaw	"disapprove"
Ms. Laura Long	"disapprove"
Mr. Dan Welsh	"disapprove"
Mr. David Schlafly	"disapprove"
Ms. Elizabeth Panke	"disapprove"

With zero (0) votes in favor and five (5) against, the variance was denied.

DOCKET 1247

DATE OF HEARING August 07, 2018

NAME Derek Glanvill

DESCRIPTION OF PROPERTY 10088 Carters Manor Drive

CAUSE FOR APPEAL Petitioner is requesting relief from the Building Commissioner denying a gate due to violating the Zoning Ordinance #1175, Section IV-G-(1)(d)(i) which prohibits a gate in the front yard and Section IV-G (1)(d)(iii) which states gates need to be 25' off the road.

RULING OF THE BOARD After a discussion of the facts presented, the Board denied the variance.

A handwritten signature in black ink, appearing to read "Liza Forshaw", is written over a solid horizontal line.

Ms. Liza Forshaw, Chairman