

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, JULY 10, 2018, 4:00PM

DOCKET 1248

10 Glen Creek Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, July 10th, 2018 at City Hall.

The following members of the board were present:

Chairman Liza Forshaw
Ms. Laura Long
Mr. Dan Welsh
Mr. Lee Rottmann

Also present were: Roger Stewart, Building Commissioner; Erin Seele, City Attorney; Lori Wrobel, Administrative Assistant; Anne Lamitola, Public Works Director; Andrea Sukanek, City Planner; and (for a portion of the meeting) Mayor Nancy Spewak.

Chairman Forshaw called the meeting to order at 4:00 PM. She stated that there would be four hearings taking place. The appellant for Docket 1247 had requested a continuance, which was granted by the Chairman.

Approval and Adoption of the Agenda

Chairman Forshaw requested sequencing the cases on the Agenda in the following order: 1251, 1248, 1250 and 1249. Mr. Welsh made a motion to approve the agenda as amended. Ms. Long seconded the motion. All those present were in favor and the amended agenda was approved.

Approval of the Minutes from the June 5, 2018 meeting

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

Docket 1248 Petition submitted by Jim Bulejski for the property located at 10 Glen Creek Lane. Petitioner is requesting relief from the Building Commissioner denying an Addition due to encroachment into the rear yard setback in violation of Zoning Ordinance #1175, Section V-B-1.

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

Mr. Stewart stated that the proposed plans encroach into the rear yard setback 2'1".

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 May 4, 2018;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated May 24, 2018;
- Exhibit F – Entire file relating to the application

Ms. Sumner, owner of 10 Glen Creek Lane, and Jim Bulejski, her architect, were sworn in and addressed the Board. Ms. Sumner would like to preserve the 1950 ranch home by adding an addition of approximately 185 square feet. The lot is an angled corner lot on a cul-de-sac, creating a challenge for any addition. The home currently has one and a quarter bathroom. The proposed change will allow for 2 full bathrooms. The addition will not fit in the existing footprint. The neighbors and subdivision trustees approve of the plans.

After a discussion of the facts presented, including the two front yards, the extremely limited building area of the lot, the hardship of having only one and a quarter bathroom, the very small scale of the addition, and the minimal impact on surrounding properties, Ms. Long made a motion to overturn the ruling of the Building Commissioner and grant a variance. Mr. Welsh seconded the motion. The vote was as follows:

Chairman Liza Forshaw	"approve"
Ms. Laura Long	"approve"
Mr. Dan Welsh	"approve"
Mr. Lee Rottmann	"approve"

With four (4) votes in favor and zero (0) against, the variance was granted.

DOCKET 1248

DATE OF HEARING

July 10, 2018

NAME

Jim Bulejski

DESCRIPTION OF PROPERTY

10 Glen Creek Lane

CAUSE FOR APPEAL

Petitioner is requesting relief from the Building Commissioner denying an Addition due to encroachment into the rear yard setback in violation of Zoning Ordinance #1175, Section V-B-1.

RULING OF THE BOARD

After a discussion of the facts presented, the Board overturned the ruling of the City Planner and the variance was granted.



Ms. Liza Forshaw, Chairman