

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

DOCKET 1249

4 St. Andrews Drive

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 1249** Petition submitted by Allen Roehrig for the property located at 4 St. Andrews Drive. Petitioner is requesting relief from the Building Commissioner denying an Addition due to encroachment into the side 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 the proposed building addition is encroaching 9'-0" into the side yard setback. The additional parking and driveway is more than the 25% impervious coverage allowed. The lot is long and narrow.

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 June 4, 2018;
- Exhibit F – Entire file relating to the application

Mr. Roehrig stated the home was built in 1925 and remodeled in 2012. The proposed addition does extend but does not expand an existing grandfathered encroachment. The plan is to add a three-car garage with a carport, mother-in-law quarters and a covered patio. The width of the lot causes difficulty for expansion.

After a discussion of the facts presented, including (1) the fact that the proposed addition extends the existing side line of the house toward the rear and (2) the fact that an attorney for the neighbor most affected by the addition stated that the neighbor had no objection to the variance, 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 1249

DATE OF HEARING	July 10, 2018
NAME	Allen Roehrig
DESCRIPTION OF PROPERTY	4 St. Andrews Drive
CAUSE FOR APPEAL	Petitioner is requesting relief from the Building Commissioner denying an Addition due to encroachment into the side 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 Building Commissioner and the variance was granted.



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Ms. Liza Forshaw, Chairman