

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

DOCKET 1250

18 Dogwood Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, July 10, 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 1250 Petition submitted by Pam and Craig Toder for the property located at 18 Dogwood Lane. Petitioner is requesting relief from the Building Commissioner denying an Addition due to encroachment into the front 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 front setback 4'8".

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 11, 2018;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated May 30, 2018;
- Exhibit F – Entire file relating to the application

Ms. Toder, owner of 18 Dogwood Lane, stated the request to update the 1960 façade of their home. There is an existing 3' overhang. She would like to have a larger foyer and improve curb appeal.

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

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

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

DOCKET 1250

DATE OF HEARING

July 10, 2018

NAME

Pam and Craig Toder

DESCRIPTION OF PROPERTY

18 Dogwood Lane

CAUSE FOR APPEAL

Petitioner is requesting relief from the Building Commissioner denying an Addition due to encroachment into the front 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 denied the variance.



Ms. Liza Forshaw, Chairman