

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, JUNE 5, 2018, 4:00PM

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, June 5th, 2018 at City Hall.

The following members of the board were present:

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

Also present were: Roger Stewart, Building Commissioner; Erin Seele, City Attorney; Anne Lamitola, Public Works Director; Lori Wrobel, Administrative Assistant; Mayor Nancy Spewak; and Councilman John Fox.

Chairman Forshaw called the meeting to order at 4:00 p.m. As Chair, Ms. Forshaw granted a continuance for Docket 1247. She stated that there would be one hearing taking place.

Mr. Schlafly made a motion to adopt the Agenda as amended. Ms. Long seconded the motion. A voice vote was taken. All present voted "aye" and the motion passed.

Ms. Long made a motion to approve the May 1st meeting minutes as submitted. Mr. Welsh seconded the motion. A voice vote was taken. All present voted "aye" and the minutes were approved.

Notice of Public Hearing as follows:

Docket 1246 Petition submitted by Nick Adams for the property at 16 Granada Way. Petitioner is requesting relief from the Building Commissioner denying a garage due to required rear yard setback of 30 feet this is in violation of Ordinance 1175 Section V-B-1.

Chairman Forshaw entered the following documents into the record:

Exhibit A – Zoning Ordinance 1175, as amended;
Exhibit B – Public Notice of the Hearing;
Exhibit C – Letter of Denial dated May 2, 2018;
Exhibit D – List of Residents sent notice of meeting;
Exhibit E – Letter from the resident requesting the variance dated May 3, 2018;
Exhibit F – Entire file relating to the application;
Exhibit G – Letter from the subdivision trustees

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

Roger Stewart, Building Commissioner, stated the reasons for denial as:

Zoning Ordinance Section V-B-(1) states that the required rear setback in the D Zoning District is 30 feet.

(1) This proposed reconstruction of the garage encroaches 8'-0" into the required rear yard.

Greenspace requirement: D zoning district requires overall green space coverage of 55% with the front and rear yard requiring 30% and side yard 25%. (Zoning Ordinance Section V-G.)

(2) The left side green space under the proposal would drop from the current 20% to 19%, which would require a variance from the 25% required.

The Court Reporter administered the oath to John Burgler, the homeowner's representative, and Nicholas Adams, the architect. Mr. Burgler explained the reduced building plans. He shared a favorable letter from the subdivision trustees. He stated the current garage is not functional as a two-car garage, and the driveway is narrow and has a very tight turning radius. He said that the proposed width of the new garage is necessary to allow an adequate turning radius. There is a history of flooding and drainage problems along Granada Way which the new garage would help to alleviate. The new garage would be only one story. Although a slight green space variance is requested for the northern side yard, the total green space coverage for the entire lot would actually increase from 40% to 60% primarily due to removal of a large area of pool deck to be replaced with grass.

The Court Reported administered the oath to Debbie Gerardi, 18 Granada. She lives next door to the property, and shares the driveway area. She stated that she is in favor of the proposal.

Public Comment Closed

A discussion ensued regarding the facts presented, including the Board's history of considering lack of a functional two-car garage to be a hardship. The Board noted the cooperation of the appellant in reducing the scale of the plans to be more in line with the zoning ordinance. Ms. Long made the motion to reverse the decision of the building official and grant both variances requested. The motion was seconded by Ms. Panke. The vote was as follows:

Chairman Liza Forshaw	"in favor"
Mr. Lee Rottmann	"in favor"
Ms. Elizabeth Panke	"in favor"
Ms. Laura Long	"in favor"
Mr. Dan Welsh	"in favor"

With (5) votes in favor, both the variances were granted.

Mr. Welsh made a motion to adjourn at 4:30. Mr. Schlafly seconded the motion. A voice vote was taken. All voted "aye" and the meeting was adjourned.

Next meeting date – TUESDAY, July 10, 2018

DOCKET 1246

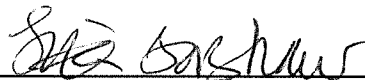
DATE OF HEARING June 5, 2018

NAME Nick Adams

DESCRIPTION OF PROPERTY 16 Granada Way

CAUSE FOR APPEAL Requesting relief from the Building Commissioner denying a proposed garage, pool and deck renovations due to required rear yard setback of 30 feet under Ordinance 1175 Section V-B -1, and required side yard green space coverage of 25% under Ordinance 1175 Section V-G.

RULING OF THE BOARD After a discussion of the facts presented, the Board approved variances for the proposed garage, pool and deck renovation as requested on the site plan dated 5-3-2018.



Ms. Liza Forshaw, Chairman