

A special Board of Zoning Appeals meeting was called to order at 7:35 p.m. on Tuesday, July 22, 1997.

PRESENT: Kenneth Courtney
James Giachino
Carmelo Milia
Jerald Sosnowski

John Martin
Gary A. Shripka

ABSENT: Michael Alaimo
Christopher Fejes
Wayne Wright

ITEM #1 VARIANCE REQUESTED: H. Audrey Sanders, 6649 Crabapple, for relief of the rear yard setback.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a 14'x12' patio enclosure. The plot plan shows the proposed addition would result in a 36 foot rear yard setback. The Zoning Ordinance requires a 45 foot rear yard setback.

H. Audrey Sanders, Susan Zimcosky, co-owner of the property and Wayne Ogne, the builder were present. Ms. Sanders explained that they lived in the house two years and there was no means of exit from the doorwall off the great room. They planned to construct the sun room addition to finish it off the back of their home. The rear yard is only 48 feet deep and she was told the 45 foot required setback was unique to their area. They desire the enclosed porch so they can enjoy the outdoors. Because of the number of trees, there are a lot of mosquitoes. Their neighbors have told them there is a lot of maintenance to a deck. Also, they have the neighbor's approval on the proposed enclosure. Ms. Sanders showed the board 2 written approvals she had received from neighbors.

Ms. Zimcosky noted that they need something at the doorwall because of the height from the ground.

Mr. Courtney questioned the layout of the home on the west side. Ms. Sanders stated that the rooms on that side were bedrooms and a bath.

Mr. Milia asked if the 45 foot setback requirement was unique to the area. Mr. Shripka noted it was not, a 45 foot setback is required in a good portion of the City.

Mr. Giachino asked if the shape of the lot created the setback problem. Mr. Shripka explained that the setback is measured from the nearest point.

Wayne Ogne stated that the proposed sun room addition is a three season room. It is maintenance free and is designed to match the home.

The chairman opened the public hearing. No one wished to be heard and the public hearing was closed.

There were 3 approvals on file.

Motion by Giachino
Supported by Courtney

MOVED, to table the request of H. Audrey Sanders, 6649 Crabapple, for relief to construct a 14'x12' enclosed porch, resulting in a 36 foot rear yard setback where 45 feet is required;

1. Tabling will give the petitioner the benefit of a full board.
2. It will give the petitioner the opportunity to show that their lot is unique to others in the area, showing that neighboring properties can meet the setback where they cannot.
3. It will give the petitioner the opportunity to look and minimizing the variance requested.

Yeas: Giachino, Milia, Sosnowski, Courtney
Absent: Alaimo, Wright, Fejes

MOTION TO TABLE REQUEST UNTIL THE NEXT REGULAR MEETING (AUGUST 19, 1997)
CARRIED

Motion by Giachino
Supported by Courtney

MOVED, to excuse Michael Alaimo, Christopher Fejes and Wayne Wright from the meeting as they are all out of the County.

Yeas: Giachino, Milia, Sosnowski, Courtney
Absent: Wright, Fejes, Alaimo

MOTION CARRIED

Mr. Shripka notified the Board that Perfection by Design, on behalf of Thomas & Beth Burland, 136 Gordon, would be coming back to the Board for a new public hearing on a variance that had expired in March.

GAS/ddb

The Board of Zoning Appeals adjourned at 8:00 p. m.