

MINUTES

BOARD OF ADJUSTMENT AND APPEALS

April 16, 2018

The Board of Adjustment met Monday, April 16, 2018, in the City Council Chambers, 350 Kimbark Street at 7:00 p.m. Members present were Shannon Evins, Brian Luther, Pete Modafferi, Linda Witko and Todd Wilderman. Also present were staff Liason Jeremy Tamlin, Chief Building Official, and Linda Meade, Recording Secretary.

Ms. Evins, chairperson asked for approval of the February 5, 2018, minutes.

MR. MODAFFERI MADE A MOTION TO APPROVE THE FEBRUARY 5, 2018, MINUTES. MS. WITKO SECONDED. THE VOTE WAS UNANIMOUSLY IN FAVOR.

Ms. Evins gave an explanation of the Rules and Procedures of the Board.

DV-VAR18-00005 – Eric and Marj Merges are requesting a variance to expand an existing non-conforming structure at 614 Baker Street.

Mr. Todd Wilderman stated he wished to recuse himself from the first case being heard.

Mr. Tamlin introduced the case.

Mr. Eric Merges owner, 614 Baker Street explained they would like to attach the two structures. Mr. Merges said the new build will be within the existing appropriateness on the south side. Mr. Modafferi asked when some of the structures were built. Mr. Merges said they are unsure but are having things evaluated to make sure things meet code. Mr. Modafferi asked Mr. Tamlin if the non conforming is being turned into a conforming structure. Mr. Tamlin said yes.

There was discussion by the Board.

MR. MODAFFERI MADE A MOTION TO APPROVE AN EXISTING NON CONFORMING STRUCTURE OF A 5'-3" SETBACK ON THE NORTH SIDE YARD AND EXPANDING A NON CONFORMING STRUCTURE. MR. LUTHER SECONDED THE MOTION. THE VOTE WAS UNANIMOUSLY IN FAVOR.

GRANTED

DV-VAR18-00006 – Charles and Michelle Pulley, are requesting a side yard setback variance to construct an accessory structure at 540 Emery Street.

Mr. Pulley said they have done some extensive work to the home and would like to start working on the garage, the middle of the roof is sagging and needs some help. Mr. Modafferi asked if the garage will be on skids. Mrs. Pulley said a foundation but they will be taking it out and putting in a new foundation. Mr. Modafferi asked what the lot

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size was. Mr. Pulley said approximately 3700 square feet, 60' x 185'. The back yard is 60' x 25' making for a small back yard.

There was discussion by the Board.

MS. WITKO MADE A MOTION TO APPROVE A 3' SIDE YARD SETBACK VARIANCE TO CONSSTRUCT A DETACHED ASSESORY BUILDING AS PROPOSED. MR. LUTHER SECONDED THE MOTION. THE VOTE WAS UNANIMOUSLY IN FAVOR.

GRANTED

Items from the Board – None.

MS. WITKO MADE A MOTION TO ADJOURN AT 7:40 PM, MR. LUTHER SECONDED THE MOTION. THE VOTE WAS UNANIMOUSLY IN FAVOR.

Shannon Evins

Chairperson

Linda Meade

Recording Secretary