

BOARD OF ZONING APPEALS

OCTOBER 13, 2014

The meeting was called to order by Chairperson Becky Williams at 5:30 p.m. Board members present were: John Brown, Eric Nicely, Jonathan Smith and Becky Williams (4). Jason Decker was absent. Also present was Julie Liebenthal, Zoning Inspector.

Mr. Smith moved to approve the minutes of the September 8, 2014 meeting as written. Mr. Brown seconded. Ayes: Brown, Smith, Williams (3). Abstain: Nicely (1).

ZONING EXCEPTION 26-14 - Aron Hall, on behalf of Mr. and Mrs. Aram Ohanian, requests one (1) zoning exception to permit the construction of a front porch alteration to an existing residence. The subject property is located at 826 Cherry Street and is zoned R-3 (Single-Family Residential).

NOTE: *1230.01 Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

1. The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard to be 24', rather than the permitted 30' average minimum within the developed block of existing homes that encroach into the standard 35' front yard setback. The average setback was determined to be 30'.

NOTE: *1230.02(b) Front Yard Exception*

When fifty percent (50%) of the developed frontage in one (1) block on one (1) side of the street has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen (15) feet shall be maintained in all instances.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The applicant aims to improve the character of the house in a neighborhood with abutting homes located at similar setbacks.

Ms. Liebenthal reviewed Zoning Exception 26-14. Mr. Ohanian said that currently they have a cement slab porch and it is pulling away from the house, so they would like to add a four season room. Mr. Nicely asked if any comments were received from neighbors. Ms. Liebenthal said no comments were received. Mr. Ohanian said his next

door neighbors, George and Bonnie Smith, were present at the meeting. Mr. Brown asked about the size of the room. Mr. Ohanian said it will be 18' by 8 ½'.

Mr. Nicely moved to approve Zoning Exception 26-14. Mr. Brown seconded and it was unanimously approved.

ZONING EXCEPTION 27-14 - Anthony Rodriguez requests one (1) zoning exception to permit the construction of a front porch addition to an existing residence. The subject property is located at 953 Maple Street and is zoned R-3 (Single-Family Residential).

NOTE: *1230.01 Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard to be 29', rather than the required 35' front yard setback.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The applicant aims to improve the character of the house in a neighborhood with several homes at similar setbacks.

Ms. Liebenthal reviewed Zoning Exception 27-14. Mr. Rodriguez said that he had a concrete slab that was removed because he had water leaking into the basement so he dug up around the house. He said he would like to construct a dormer porch with two pillars and flower boxes. Mr. Brown asked if it would cover the same area as the cement slab. Mr. Rodriguez said it would cover the same amount of ground, but the dormer porch will extend out from the house. Ms. Williams asked what the size of the concrete slab was. Mr. Rodriguez said it was 6' by 5'.

Mr. Smith moved to approve Zoning Exception 27-14. Mr. Nicely seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 5:36 p.m.

Respectfully submitted,

Mary Jo Sutton