

AGENDA
BOARD OF ZONING APPEALS
NOTICE OF MEETING
July 20, 2023 @ 7:30 P.M.
***The Meeting will be held in person at City Hall**
350 Dover Center Rd in Council Chambers*

1) Approval of Minutes	July 6, 2023
2) David Walters 24327 Electric Drive	Applicant is seeking a variance to section 1359.01 (a) to place AC in the side yard closer than 10' from the property line. Equipment will be 3' from the property line a variance of 7 feet.
3) Lauren & Benjamin Smith 31207 Walker Rd.	Applicant is seeking a variance to section 1163.05 (h) (1) Privacy Screens to place a privacy screen with a total length that exceeds the 10% of the property perimeter. 10% of the perimeter is 44.4', the total privacy screen requested is 87'. There was an earlier variance granted for 49' which gave the owners an additional 4.5' of privacy screen above 10%. The new variance, if granted, taking in account to the original 4.5' permitted would be for 38'.
4) James & Jeanelle Nugent 486 Elmwood (owner address 488 Elmwood)	Applicant is seeking a variance to section 1145.01 that refers back to 1141.01 Permitted buildings , structures and uses. This ordinance states that the principle use permitted for a residential lot is a Single Family Home. The home owners would like to build a pavilion on vacant parcel at 486 Elmwood. They would also like to build this accessory structure on the building line which would require a 3' variance from the required 3'.
5) John Faile Architect for Tom Kelly 433 Dover Center Rd	Applicant is seeking a variance to section 1181.03 Side Yards in an Apartment and Business District which uses 1153.03 Minimum side yards for guidance. The required side yard for this property would be 30' and the proposed is 25'5" which would require a variance of 4'7".

<p>6) Paul Beegan Architect for Ajmal Kazmi 510 Bassett Rd.</p>	<p>Applicant is seeking four variances to build a new home on this property:</p> <ol style="list-style-type: none"> 1) The first variance is to section 1151.01 Height Limitations. The permitted height is 35’ and the proposed height is 44’ requiring a variance of 9’. 2) The second variance is to section 1151.01 Height limitations this refers specifically to the detached garage. The permitted height is 18’ and the proposed height is 26’10” requiring a variance of 8’ 2”. 3) The third variance is to section 1153.02 Minimum Front yard (building lines). The front set back on this section of Bassett is 50’ from the Right of Way. The proposed covered entry way will encroach into that set back 5’ requiring a variance of 5’. 4) The fourth variance is to section 1153.03 Minimum Side Yards. The required side yard is 30% of the width, this would be 32.29’ with a minimum requirement of 10’, the proposed side yard is 25’ & 2’ for a total of 27’. The variances needed would be for 7.29’ for total side yard setback and 8’ variance from the minimum requirement.
<p>7) Jill Brandt Architect for Jeff & Beth Chupa 266 Bradley Rd.</p>	<p>Applicant is seeking two variances for a renovation on this property:</p> <ol style="list-style-type: none"> 1) The first variance is to section 1153.02 Front Yard set-back, (building lines) the setback for this property is 50’, the proposed set back is 44’ feet 2” requiring a variance of 5’ 10”. 2) The second variance is to section 1153.03 Minimum Side Yards. The required side yard setback is 18’ with a minimum of 7’. The proposed side yards will be 15’ 1.5” & 5’ 9.5” for a total of 20’11” which will require a variance of 1’2.5” to the minimum requirements.
<p>Adjournment</p>	

Variance requests are subject to change pending a review by the Building Director. You may call 24 hours in advance of the meeting to confirm the above information (899-3400). A majority of the Board shall constitute a quorum to do business, but any decision made by the Board on matters before it upon which it is required to pass under the provisions of the Zoning Code shall require a majority vote of all members appointed to and serving on the Board. All members voting shall be present at the meeting when such decision is made. If all members are not present, the applicant may request a delay so that all members may be present. An applicant may delay a decision up to two times. Subsequently, action may be taken by the Board, regardless of all members being present, as long as there is a quorum.