



AGENDA
BOARD OF ZONING APPEALS
NOTICE OF MEETING
September 7, 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	August 17, 2023
3) Paul Beegan Architect for Ajmal Kazmi 510 Bassett Rd.	<p>Applicant is seeking two variances to build a new home on this property:</p> <ul style="list-style-type: none"> a) The first 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 setback is 45' requiring a variance of 5". b) The second 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 21' & 4' for a total of 25'. The two side yard variances needed would be one for 7.29' for total side yard setback and another of 6' variance from the minimum requirement. <p><i>Variances requests were tabled at the 7/20/23 & 8/17/23 BZA meetings. Architect confirmed lot width of 107.64'. Updated variance requests per the updated drawings provided 8/23/23.</i></p>
2) Polly Overdorff 26611 Knickerbocker Rd.	<p>Applicant is seeking a variance to section 1163.05 (H) (3) to install a 6' privacy screen greater than the permitted 32' in length. The requested length is 41' ft or a 9' variance.</p> <p>10% of the lot parameter is 44'.</p>
3) Jeff Taylor with Taylored Construction Services, LLC on behalf of Susan Hubler 24928 Lake Rd.	<p>Applicant is seeking a variance to section 1153.05 Rear Yard setback. The required rear yard setback is 37.5'.</p> <p>Currently, with the existing detached garage, the setback is 45'. Removing the existing garage and attaching the new garage to the home as proposed will leave a rear yard setback of 21' requiring a variance of 16.5' or 44%.</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.