



Board of Zoning Appeals
Public Hearing
July 21, 2014

Call to Order:

Chairman Carl Chudzinski called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Roll Call:

Present: Chairman Carl Chudzinski, Ed Steele, and Kevin Nehrenz.

Absent: Al Pipa and Terry Piatt

The Board of Zoning Appeals has received a Variance Application from Décor Design Construction. The applicant is asking for a side set back variance to build new homes on Lot numbered 1255. Chair Chudzinski said that it is his understanding for the request is to allow four and half feet on each side.

Privilege of the Floor

An owner presented that he wishes the Board to not allow the variance. The owner explained he made changes to his home plan due to the Zoning Code. He is concerned that the houses would be too close for noises.

It was discussed the current owners that have bought adjoining properties are expecting to have the 15 foot side setbacks with their neighbors. Council Carol Carter brought to the Board's attention that GP & D recommends the side set back variance due to the change in flood plan.

The lot dimensions and adjoining homes square footage were discussed. It was discussed the Zoning Commission may have to look at the requirements for the area.

It was discussed the new owner would like the variance due to medical health issues and needs a one floor home. Chair Chudzinski read allowed the considerations that the Board members should review when considering a variance.

Motion to adjourn the public hearing by Chair Chudzinski and seconded by Mr. Nehrenz. All were in favor. The Hearing was adjourned at 6:23 p.m.

Respectfully Submitted,

Handwritten signature of Carl M. Chudzinski in cursive script.

Carl Chudzinski
Chairman