



Board of Zoning Appeals
Public Hearing
June 23, 2014

Pledge of Allegiance

Call to Order:

Chairman Carl Chudzinski called the meeting to order at 6:31 p.m.

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 Lots numbered 1254, 1257, 1258, and 1259. Chair Chudzinski said that it is his understanding for the request is to allow more square footage for the properties being or potentially being in the flood zone.

Mark Strouse with Décor Design Construction explained the flood plain has changed and the properties are no longer allowed to have basements. Mr. Strouse said the lot in question is number 1255. It was caught that this lot was mistakenly not advertised and cannot be discussed at this time. A new date will be set to review lot number 1255.

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 that number 1254 is sold and does not need a variance. It was discussed that number 1257 is considered questionable on being in the flood zone and it would depend on the elevation.

The layouts of the average home in the community were discussed. It was discussed that it is speculation to know what the future owners may want if the property is not sold.

Mr. Steele asked if variances are still needed for 1258 and 1259 with the properties not in the flood zone. Mr. Strouse replied they are not necessary at this time. Chair Chudzinski shared that he had just received a copy of a letter from Tony Burgoyne of GPD that states the lots 1258 and 1259 could be built with basements.

Board of Zoning Appeals
Public Hearing
June 23, 2014
Page 2

Barb D'Amore of Pin Oak Trail expressed that the request for lot number 1255 is for her sister. Ms. D'Amore explained that her sister has medical conditions that make it necessary for her to have a ranch. Chair Chudzinski reminded everyone that lot 1255 cannot be discussed at this time.

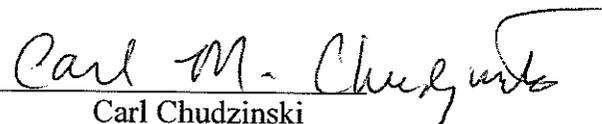
Mr. Detwiler of Mandarin Drive shared that he wishes to keep the Zoning Code and not permit the variance. Mr. Detwiler would prefer to see a precedent is not being set for changing the Zoning Code at any request.

There was a brief discussion on the layouts of the phasing of the development with different setbacks for different properties. It was discussed there were different options with building plans such as building a second story and or have the house plans go deeper in the lot. It was noted that it is a challenge to make a decision without a house plan. Mr. Gordon suggested another solution would be for the developer to replat the properties.

Chair Chudzinski suggested the prospective owner have a plan to present at the future public hearing for lot 1255 showing the hardship.

Motion to adjourn the public hearing by Carl Chudzinski and seconded by Mr. Steele. All were in favor. The Hearing was adjourned at 7:08 p.m.

Respectfully Submitted,


Carl Chudzinski
Chairman