

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, March 17, 2021

Call to Order: Chairman Zinni called the meeting to order virtually over Zoom at 5:30 p.m.

Roll Call:

Present: Members Chichirillo, Eckert, Hendle, and Zinni

Absent: Member Priestley

Staff: Caron Bricks, Village Planner

Approval of the Agenda: Member Eckert moved to approve the agenda as presented. Member Hendle seconded the motion and the motion carried (4-0) by roll call vote.

Approval of the Minutes: Member Eckert moved to approve the minutes, seconded by Member Eckert as amended by Member Chichirillo. The motion carried (4-0) by roll call vote.

Consideration of Petitions:

A. ZBA 21-460: Tarbell, 727 Spring Street: Detached garage size – 947 sf in lieu of 768 permitted, Lot coverage – 52% in lieu of 40% permitted

Member Hendle made a motion to open public hearing for ZBA 21-460, seconded by Member Eckert. The motion carried (4-0).

Chairman Zinni stated that the proper notice had been served. Village Planner Bricks presented the staff report. The property owner is requesting a variation to replace a detached garage damaged by fire that is larger than permitted and increases lot coverage more than permitted. The notice stated that the petitioner is requesting 52% lot coverage, when in fact its 50%.

Chairman Zinni swore in Ken Tarbell, 727 Spring Street. Mr. Tarbell stated that he does not know if the garage pad needs to be replaced as there is still fire debris on the site.

Chairman Zinni swore in Maria Patton, 319 Brookwood Terrace. Ms. Patton stated that she is happy that the family is ok.

Member Hendle stated that because the lot coverage still exists, regardless of whether the same size garage is built, therefore he supports the request because it has existed this way without issue thus far.

Member Chichirillo asked about non-conforming structures. He supports the request as the lot coverage will still exist, as Member Hendle pointed out.

Member Hendle made a motion to close the public hearing, seconded by Member Eckert. The motion carried (4-0).

Member Eckert made a motion to approve the findings of fact for the garage size, seconded by Member Chichirillo. The motion carried (4-0).

Member Hendle made a motion to approve the garage size variation, seconded by Member Chichirillo. The motion carried (4-0).

Member Hendle made a motion to approve the findings of fact for lot coverage (50%), seconded by Member Chichirillo. The motion carried (4-0).

Member Hendle made a motion to approve the lot coverage variation of 50%, seconded by Member Chichirillo. The motion carried (4-0).

Old Business: There was no old business.

New Business: There was no new business.

Adjournment: The meeting concluded at 5:49 p.m.