

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE REGULAR MEETING HELD DECEMBER 22, 2016**

TO ORDER: The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance.

ROLL CALL: Present were members Mario Cipriano, Martin Devries, Planning Commission Liaison Tim Anderson, Vice Chairperson Linda Masterson and Chairman Shawn Kimble.
Also present were Prosecutor Cynthia Adams, Chief Building Official Guy Fursdon and Deputy Clerk Donna Tjotjos.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes dated November 17, 2016.
It was moved by Kimble and seconded by Cipriano to approve the minutes dated November 17, 2016.

Yes, 4 No, 0 Abstain, 1 (Kimble)

Motion was approved by a vote of four yes, zero no and one abstention.

REPORTS:

Chairman Kimble asked if there were any reports from Planning Commission.

Member Anderson stated no report.

Chairman Kimble asked if there were any reports from Board of Flood and Drainage.

Member Cipriano responded no report.

Chairman Kimble asked if there were any other reports. Since there were no other reports or correspondence, he moved the meeting on to the Public Hearings. He asked the Clerk to read the first application.

OTHER REPORTS AND CORRESPONDENCE:

PUBLIC HEARING:

APPLICANT: David Poe, 6374 Wallace Blvd.

OWNER: Same

REQUEST: The following variances for three existing outbuildings:
1. A one foot side yard setback for outbuilding 1
2. A half foot side yard setback for outbuilding 2
3. A five foot side yard setback for outbuilding 3

LOCATION: 6374 Wallace Blvd. an R-1 District

Permanent Parcel No. 07-00-016-103-005

Application was read along with comments received from Chief Building Official Guy Fursdon.

Chairman Kimble asked if there was a representative and if so, could they step to the podium and give their name and address so they can be sworn in.

David Poe of 6374 Wallace Boulevard was sworn in.

Chairman Kimble asked the representative to give a brief explanation of his request.

David Poe explained that he has lived at this property for 35 years. He rented the property for 15 years before they purchased it. He lives in a very tight knit neighborhood and these houses were built in the early 50's. His house is only seven feet from his neighbor's house, which means the property line is down the middle and he is 12 feet from the other neighbor. Some of the buildings on his property were there before he bought it. He did put up the big one about 25 years ago. He made a mistake. The house was four feet from the property line and so he made the outbuilding four feet from the property line.

Chairman Kimble asked if all three of these buildings were there for a very long time. It's not something he added in the last six to 12 months.

David Poe stated that they have been there for pretty much a decade and there hasn't been a problem up until now. He has lived in this city for 35 years and has never had a complaint against him or a complaint about anyone else. He has worked in this city for years and never had a complaint through city hall. On the one building, he did make a mistake in regards to the one foot variance. He only has another year or two to work and once he quits working the lean too will come down and things will be cleaned up a little bit better but for right now, he really needs the outbuildings for his storage.

Chairman Kimble addressed the main building noted as building A and asked if that was the one that was four feet off the property line. He asked if that was in line with the house, which is four feet off the property line as well.

David Poe stated correct. There is another house on the other side of the fence that is only three feet from the property line. Again, back in the day, that is the way it was done. The building he put up 25 years ago, he made a mistake and didn't get a permit to do so. He is trying to make things right now.

Chairman Kimble stated he is sure that he is not the only one 25 years ago who didn't receive a permit. He thanked the applicant for being here tonight. He asked if there were any questions or comments from the Board.

Member Cipriano asked if all three of these buildings exist. He asked if these are variances to comply retroactively. He asked if he was building any new structures.

David Poe stated no, he is not building any new structures. He hasn't done anything in over 20 years. They have been there for a long time and he has never had a problem.

Member DeVries asked what the applicant was storing in those buildings.

David Poe stated mostly his tools. He stated the home is small and is about a half car garage and these are basically his tools. For the last 30 years he has run Poe's Handyman Service here in North Ridgeville and he is coming down to the end of it because of his health. Everything was built correctly and it doesn't look bad.

Member DeVries asked if he had any complaints from neighbors.

David Poe stated he has always got along with his neighbors but he finally did get a complaint and that is why he is standing here tonight.

Member DeVries asked if he basically ran his business from his home.

David Poe stated yes.

Member DeVries asked if he had any traffic or any customers who come to his home.

David Poe stated no.

Member Masterson addressed Chief Building Official Fursdon and asked if there was a complaint.

Chief Building Official Fursdon stated yes.

Member Masterson asked if he could elaborate.

Chief Building Official Fursdon stated there was a complaint on the property and his Zoning Inspector is working with the resident. He is cooperating with us and made the application when they noticed the buildings weren't in compliance. He made application to get the permit and his variances.

Chairman Kimble asked if there were any questions or comments from anyone in the audience. Hearing none, he entertained a motion.

It was moved by Masterson and seconded by DeVries to approve the requested variances.

Yes, 5 No, 0

Motion was approved by a vote of five yes and zero no.

APPLICANT: Frederick G. Wiegand, GP Wiegand Construction, 362 Lenox Avenue,
Mansfield, OH 44906

OWNER: VRG Holdings, LLC, 34999 Mills Road

REQUEST: A 31 foot front yard variance to construct a 60 by 30 building in an I-2
District.

LOCATION: 34999 Mills Road in an I-2 District
Permanent Parcel No. 07-00-018-101-015

Application was read along with comments received from Chief Building Official Guy Fursdon.

Chairman Kimble asked if there was a representative and if so, could they step to the podium and give their name and address so they can be sworn in.

Frederick Wiegand with G.P. Wiegand Construction, of 362 Lenox Avenue, Mansfield, OH was sworn in.

Ryan Gerber, owner of RGI on 34999 Mills Road was sworn in.

Chairman Kimble asked the representative to give a brief explanation of his request.

Ryan Gerber stated that the building they currently own is approximately 45,000 square feet. There are two buildings in the front. The first building is about 50 feet wide and they are looking to add on to the front of the building because they are looking to expand on that part of their business. They are looking to put a steel and glass structure building on the front which would be two stories. This will add a lot more office space and creative space.

Frederick Wiegand stated they are asking for a 30 foot variance because they weren't sure how the interface on the existing building would be and so they were looking for a little bit of playroom in that so, they requested the 31 feet. It still leaves 44 feet to the property line. They wanted to have something that was a little more high-tech. They do a lot of things that are outside of the area. They have people come in and they wanted to have a place for breakout rooms where they can talk to their customers.

Chairman Kimble stated he is very familiar with the property. He complimented the design and by no means is the existing building bad looking, but the new design looks fantastic. He believes this would be a good addition to the area and as far as the variance goes, he doesn't see it being any sort of safety concern or visual obstruction. There is that weird intersection from Jaycox, but this is passed that. He didn't see there would be any traffic problems or safety issues. He asked if there were any comments or questions from the Board.

Member Cipriano asked how many feet would it be off the street.

Frederick Wiegand stated 44 feet.

Member Cipriano asked where the parking would be accommodated.

Ryan Gerber stated that there are three parking lots. On the west side there is parking for 50 to 60 vehicles. On the left side there is parking for about a dozen vehicles and there is a whole yard for semi-trucks.

Member Cipriano stated his concern is that they wouldn't be parking between the front of the building and the right of way.

Ryan Gerber stated no, that will be landscaped.

Chairman Kimble stated that they are pretty much in line with the existing homes to the west. The one directly to the west is a little bit set back more, but the one next to it is set back as far as this building would be. It's not like it is jumping out passed everything in the area and so, visually, it is going to blend in.

Member DeVries agreed that it is consistent with the neighborhood and considers it comparable to where Mills Creek Industrial Parkway is located. It isn't encroaching or anything like that. The only concern he had was addressed and that was how far off the street it will be. The driveway to the west of the building looks like it will be parking for the employees or delivery people coming in and out of there.

Ryan Gerber stated on the west is for employees and to the east is for visitors.

Member DeVries suggested a possible sign there slowing people down. It is kind of hard to tell, but he didn't see tons and tons of traffic there only because of the type of work they do. It is a very specialized industry that they do.

Ryan Gerber stated that they do have a sign design that is in the budget for when this goes through and so, there will be signage.

Member Cipriano asked why they wouldn't put this extension in the back of the building.

Ryan Gerber stated that there is a 35,000 square foot light industrial building there now in the back and if something were to be put toward the back would be more light industrial type buildings. They are looking to add more of an office and collaboration center in the front. In the front of the building is where that type of work happens.

Member Cipriano stated it would be fair to say then that the rear of the property where the existing large structure is really designated for the kind of activities that would happen there and putting it in the front is more appropriate for the type of activities that would be taking place in the front of the structure.

Ryan Gerber stated yes.

Member Masterson thanked them for staying in town and expanding here locally. She asked if they do plan on expanding the business.

Ryan Gerber stated yes.

Member Masterson stated that they don't want to limit the manufacturing side of the business by putting this building in the back. They are looking to place a nicer face to the front of the structure.

Ryan Gerber states the expansion of the business will be on the creative aspect. They have already run numbers to add on to the back side, but they aren't quite there yet.

Member Masterson stated that they need the front to work in order to add on to the back.

Ryan Gerber stated yes. They can put the front on for half the cost, which will bring in more for them to be able to put on the back. They have already explored the whole back side.

Chairman Kimble asked if there were any other comments or questions from any Board Members. Hearing none he opened the floor for comments and questions from the audience. He stated if there is nothing else, the Chair would entertain a motion.

It was moved by DeVries and seconded by Cipriano to approve the variance as requested.

Yes, 5 No, 0

Motion was approved by a vote of five yes and zero no.

APPLICANT: Daniel Szeremet, 9102 Morgan Circle

OWNER: Same

REQUEST: A half foot height variance to construct a four foot fence; eight feet past the front line of building.

LOCATION: 9102 Morgan Circle in an R-1 District.
Permanent Parcel No. 07-00-037-000-795

Application was read along with comments received from Chief Building Official Guy Fursdon.

Chairman Kimble asked if there was a representative and if so, could they step to the podium and give their name and address so they can be sworn in.

Daniel Szeremet of 9102 Morgan Circle was sworn in.

Chairman Kimble asked the representative to give a brief explanation of his request.

Daniel Szeremet explained that he wants to put a fence in the back yard which will go beyond the side of the house and the ordinance says it can only be three and a half feet. When he goes to Home Depot or Lowes, the fences he can buy are either four or six feet high. He has a chocolate lab that he wants to keep safe in the back yard. It is six more inches on the height. The fence is an open white picket fence.

Chairman Kimble stated that it is an open style fence.

Daniel Szeremet stated that it will be a scalloped design so it will be four feet on the post and comes down to three and a half feet.

Chairman Kimble asked if the rest of the fence will be four or six feet.

Daniel Szeremet stated everywhere will be four.

Chairman Kimble pointed out that this fence is in the rear of the home and it isn't like they are going to be passed the front of the house toward the intersection. The whole point of the ordinance is from a safety standpoint is not having a visual obstruction from traffic or someone walking on the sidewalk. The way it is planned out, it is far enough away from the intersection as they can possibly go and he didn't see there being any obstruction from a safety standpoint.

Daniel Szeremet stated his rear neighbor's garage sticks out another eight to ten feet beyond where he wants to put the fence.

Chairman Kimble asked if there were any questions or comments from the board members.

Member Masterson stated this is a typical reason for the Board being here in that this gentleman lives on a corner lot and therefore this variance is needed. This fence will not impede any visual standpoint in which you could not see a small child. He has met the conditions of a practical difficulty.

Chairman Kimble stated that he is keeping the fence 50 percent open, which is the other portion of the ordinance. He asked if there was anyone in the audience that would like to speak on behalf of this matter. Hearing none, he entertained a motion.

It was moved by Cipriano and seconded by DeVries to approve the variance as requested.

Yes, 5

No, 0

Motion was approved by a vote of five yes and zero no.

APPLICANT: Charles A. Stella, Elite K911, 31740 Cook Road
OWNER: Kathleen Chafetz, 541 Maplewood Avenue, Sheffield Lake, OH 44054
REQUEST: Determination of like use to operate a dog daycare in a B-3 District
LOCATION: 35228 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-021-116-0480

Application was read along with comments received from Chief Building Official Guy Fursdon.

Chairman Kimble asked if there was a representative and if so, could they step to the podium and give their name and address so they can be sworn in.

Charles A. Stella of Elite K911, 31740 Cook Road was sworn in.

Katlyn Chafetz of 541 Maplewood Avenue, Sheffield Lake, OH 44054 was sworn in.

Chairman Kimble asked the representative to give a brief explanation of his request.

Charles Stella explained he was looking to build a doggie daycare. The problem is that there is nothing in the ordinances that say he can in terms of permitted uses. The closest use listed as permitted is a kennel, but a kennel is for boarding overnight dogs and they would not be doing something like that. He didn't know what the setbacks would be required for the daycare either because a kennel would require 150 foot setback versus some other type of pet store requiring only the 50. They want to operate a dog daycare and a pet boutique out front as well. It would be two dog type businesses in one area.

Chairman Kimble asked if the boutique would be a store.

Charles Stella stated it would be a store type bakery much like the Grateful Dog Bakery.

Chairman Kimble asked if the dogs would be all outdoors in the daycare in back. He stated the property is about an acre and a half.

Charles Stella stated that it is a little over an acre and a half.

Chairman Kimble asked if there was going to be an area in the back for the dogs or are they going to be inside.

Charles Stella stated that the design that he has so far is going to be two 60 by 40 indoor play areas with an outdoor area roughly the same size. During the winter time the dogs will be playing indoors as it will be designed for that, but yes they would be outdoors during adequate weather.

Chairman Kimble asked if he had any intention of moving his entire operation there.

Charles Stella stated that the Elite Canine 911 Training is a separate business and will stay a separate business. What has happened over the last eleven years of running that business is that he has seen a lot more dogs needing more socialization and need to get out more. He has really been filling all the dog's daycares with his client's dogs and being a business man, he saw that as an opportunity. He would not be moving that operation over there other than possibly doing some of the big events such as rescue events and fundraising events.

Chairman Kimble asked if there were any other comments or questions from the Board.

Member Cipriano asked for clarification. The variance is to permit the applicant to use the existing structures. He asked if he was going to build new structures for the doggie daycare.

Charles Stella stated that there is actually an old barn on the property. That barn would come down. This would be a brand new building, brand new everything. A surveyor will come in a parking lot will come in. There is nothing there now. It is grass and a barn.

Member Cipriano addressed the Chief Building Official and asked if the variance before the Board is just for the use of the property. Under a separate venue, he will proceed with the opportunity to build a new structure.

Chief Building Official Fursdon stated correct.

Member Cipriano stated as of today, there is no permitted use related to that use.

Chief Building Official Fursdon stated none that we know of, no.

Member Cipriano stated that some of his concern is without knowing what the structure is going to be that will house the doggie daycare. To him that has some relevance to the request.

Chairman Kimble stated he could see his point; however, that is more of a Planning Commission aspect. He is purely here seeking approval to operate a like use of a permitted use on the books for this zoning district. His purchase is contingent based on being allowed this like use. What he does as a building standpoint is up to Planning Commission. All those steps will be taken through Planning and there is a very good chance that he will need to come before this Board again for the building.

Charles Stella added that there is no architectural guidelines in that area, but whenever he does something he likes to do it first class and he really does want to make this a little more upscale. It will not be just a big pole barn. The design behind it is to have the building in the back, but to have a very nice store front and parking area in the front. The structure itself will be appropriate

for the area. They don't want to put up an ugly structure. They do want to put up something nice. They haven't got that far yet.

Member Cipriano stated that there is some confusion as to the location and asked if it would be located at 31740 Cook Road.

Katlyn Chafetz stated that it would be located at 35228 Center Ridge Road.

Member Cipriano states that the existing business currently has puppy sleepovers already. Animals currently stay overnight at a facility.

Charles Stella stated yes. That operation at Cook Road is set up as a kennel with 20 boarding kennels at that location.

Member Masterson stated that she will be abstaining from the vote because she currently uses Mr. Stella as her dog trainer for her current dogs and will be using him for her recent puppy.

Member Cipriano stated under 1268.02 there is listed as permitted uses an animal hospital, clinic and pet store.

Chairman Kimble stated that his question and concern was the same in that he is not asking for the same use here as he has currently on Cook Road.

Charles Stella stated that they are two separate functions completely. He doesn't do any daycare at the facility on Cook Road and that is why he needs another location. That property looked like a great piece of property for that to happen.

Chairman Kimble was concerned about the possible overnight stays.

Charles Stella stated that people don't forget their dogs. If there was for some reason a dog left there overnight, it would be transferred to his boarding kennel. The new building will not be designed to have overnight boarding. There will be kennel pens for dogs that need timeouts. It will not be for overnight boarding.

Chairman Kimble asked if there were any comments or questions from the audience.

Nick Narowitz of 35206 Center Ridge Road was sworn in. He stated he has no problem with what is being proposed but his concern is how the Board is going to allow this permitted use when there aren't sewers. He knows that there is a property down the road where they repair autos, where they use outhouses in front of the garage. He stated that looks tacky.

Chairman Kimble stated that when he goes in front of the Planning Commission, that can be

addressed at that time. If he gets approved tonight, this approval is only providing him with a like use of those stated in the permitted uses of the ordinance.

Nick Narowitz stated he is in favor because he wants sewers. He was under the impression that they would receive sewers. He stated he wants sewers as he bought his property as an investment and didn't know if they were going to get sewers. He explained the conversation he had with the Engineer.

Chairman Kimble stated that the concern about the sewer has no bearing on this application and is very familiar with his concern. He suggested that the resident speak to the Mayor's office.

Nick Narowitz asked if he should call the EPA.

Chief Building Official Fursdon stated that he could call the EPA, but they can't force you to tie into a sewer if the system isn't working properly, they may make him upgrade it, but as long as there is an operating system, EPA can't force you to tie into a sewer. It is his understanding that there is sewer either side of Chucks Muffler. He stated that the resident could run a lateral beyond Chuck's muffler to tie in.

Nick Narowitz stated he wanted the city to do that for him. He stated they did it for everyone else.

Chief Building Official Fursdon stated he didn't have an answer to that. He would have to call the City Engineer.

Chairman Kimble suggested that he contact the Engineering Department.

Nick Narowitz stated that Chuck should be concerned too because he is assuming that he is going to want sewers there as well.

Charles Stella stated that he was told there were sewers on the property.

Member Cipriano stated that it may sound as though the Board is pushing him down to another department, but what is within the Board's responsibility is this application. He explained that if this Board votes yes, it doesn't mean that this project is definitely going to happen. They still have to meet the criteria of the Planning Commission and at which time, the Engineering gets involved. He encouraged the resident to attend the Planning Commission meetings and reach out to the Engineering office. This doesn't mean this will necessarily happen without sewers.

Nick Narowitz stated he didn't want someone to purchase a piece of property not knowing whether or not there are sewers. He stated he is stuck. He didn't want someone who is already doing business in the city to do him unjust not knowing whether or not he will have sewers for

this expansion.

Member Cipriano stated that those are things that are part of purchasing and opening a business. The concerns are valid and he just wanted him to know that there are places to go with those concerns.

Nick Narowitz asked if he will go then to Planning Commission after this meeting.

Member Cipriano stated if he is going to be building a building, he will need to go in front of Planning Commission, the Chief Building Official and the Engineering Department.

Nick Narowitz asked if he will receive notice that it is coming up.

Member Cipriano stated yes, he will receive notice if he is adjacent. He stated that the information will all be on the website as well.

Chairman Kimble asked if there were any other comments from the Board members. Hearing none, he entertains a motion.

It was moved by Cipriano and seconded by DeVries to approve the like use in a B-3 District to operate a doggie daycare.

Yes, 4 No, 0 Abstain, 1 (Masterson)

Motion was approved by a vote of four yes, zero no and one abstention.

APPLICANT: Dawn Burngasser, 9060 Morgan Circle

OWNER: Same

REQUEST: A 6.67 foot rear yard setback variance to open space

LOCATION: 9060 Morgan Circle in a PCD District

Application was read along with comments received from Chief Building Official Guy Fursdon.

Chairman Kimble asked if there was a representative and if so, could they step to the podium and give their name and address so they can be sworn in.

Dawn Burngasser of 9060 Morgan Circle was sworn in and Jesse Acevedo of 9060 Morgan Circle was sworn in.

Chairman Kimble asked the representative to give a brief explanation of his request.

Dawn Burngasser explained they recently built a house in North Ridgeville and a lot of the houses around them were built with a morning room. It is like a small sun room. They planned on having that built with the house, but they later told them that they wouldn't be able to have

the sun room built. She added that there is additional common space behind their home and additional common space beyond that. There is space in between.

Chairman Kimble asked if there is more open space directly behind the open space before you get to the next resident.

Dawn Burngasser stated yes.

Chairman Kimble stated that there is a double open space area.

Dawn Burngasser stated yes.

Chairman Kimble stated his concern was if with this addition they would be too close to the back of an existing home.

Jesse Acevedo explained that it is the property line, common space, and then a water feature.

Chairman Kimble stated that it doesn't appear to affect anyone else's property especially with the water being right there.

Member Masterson explained that she would be abstaining from voting as her son is building a house across the waterway from this location.

Chairman Kimble asked if there were any other comments from the Board members.

Member Cipriano stated that it will not be incongruous with the back of the property facing the water. You will not be able to tell.

Chairman Kimble stated clearly with the water feature there no one will be able to tell whether or not that should be there. It blends in with the neighborhood. He asked if there was anyone in the audience that would like to speak on behalf of this matter.

Kim Taraba of 9056 Morgan Circle was sworn in. She explained she just moved in next door to the applicants on December 1. She provided a brief explanation on their experience moving to North Ridgeville. She explained that the parcel they chose was unfortunately a narrower parcel that backed up to the water feature. She explained that when they added their sun room, she can look both ways and stated she has a very nice view. She stated that there is a patio on the back of the applicant's home where she believes this addition will go. She isn't 100 percent sure, but that addition will block a good portion of their view from their south window. She stated that they are here for the long term and she just wanted to make sure that their voices got heard. They have only been in their home for 22 days. She stated that they are very kind people and that they will be very good neighbors, but she just wanted to make sure that their voice got heard.

because it does affect them and the view.

Chairman Kimble thanked the resident for coming and speaking. It is appreciated and noted. He has been on the board for some time and this resident is not the first person that has been misled by a realtor or builder about what could or could not happen to the neighboring property. What is really being reviewed is the seven feet into the setback. They are looking to build a ten foot addition and they are allowed to build three feet onto their own property and the variance is to be able to build the seven feet which is encroaching into open space. He is not sure that this view would be affected a whole lot from this amount of footage. He asked if she had water directly behind her property. He stated that per code, this applicant could build a six foot privacy fence, which would definitely impede the view more than this addition would.

Kim Taraba stated that with the HOA, they only allow for a four foot fence.

Member Cipriano stated yes, depending upon the HOA. Typically, the HOA doesn't deny things certainly around heights that the city permits. There are plenty of six foot fences in and throughout Waterbury in back yards.

Member Masterson reiterated that the last applicant was completely unaware that the property he came in here with doesn't have sewers and he was told by the realtor that it did. She explained that realtors do state things that are not completely correct.

Kim Taraba stated that the homes down that street do have morning rooms and they are all in alignment and so, they aren't blocking views. Again, she just wanted to express their views especially only being in there for 22 days.

Chairman Kimble thanked her for expressing her views. He stressed that this addition is only seven feet into it and it doesn't block the complete view. They also could build a six foot privacy fence which would destroy the view completely. It doesn't sound as though that is their intention. He asked if there were any other comments from the Board.

Member Cipriano stated as he looks down the adjacent homes, there are privacy fences and landscaping and patios that would obstruct the view.

Member DeVries asked if there were stakes in the ground to show where this addition may be.

Jesse Acevedo stated they have the property stakes in, but the patio will show how big that addition will be and those pictures were provided in the packet.

Chairman Kimble asked how far this proposed addition would be to the water feature. There is quite a distance there.

Chairman Kimble asked if there were any comments or questions from the Board.

Kim Taraba stated for only being there for 22 days and something is already changing that which is out of their control is disheartening.

Jesse Acevedo stated that they wanted this morning room since day one when they moved into this house. They also made an agreement that they were going to come to the Board much earlier, but they wanted to get to know their neighbors much better before they did so. They were ancy about it. The moment the neighbor moved in, they made the neighbor aware of what they planned on doing and so, this is something that they planned on doing for a while. This was something that they had wanted to do, but they didn't want to do it without their neighbor's knowledge. They could have easily come when it was an empty lot, but they wanted their neighbor to be knowledgeable of this before they went forward with it.

Dawn Burgasser stated that they were told one thing when they bought the house and were than later told another thing after.

Kim Taraba asked why they were told they couldn't do it when it was being built.

Chairman Kimble stated that they are adding a ten foot morning room and not a 30 x 40 morning room on the back of the house. It seems to be a reasonable request. He is completely sympathetic with the new neighbor based on this shock from just moving in. From the Board's perspective he has to be viewed on many different angles. It does seem to be a reasonable request. He stated that if there were no other comments from the Board, the Chair entertained a motion.

It was moved by Cipriano and seconded by DeVries to approve the requested variance.

Yes, 4 No, 0 Abstain, 1 (Masterson)

Motion was approved by a vote of four yes, zero no and one abstention.

OTHER BUSINESS:

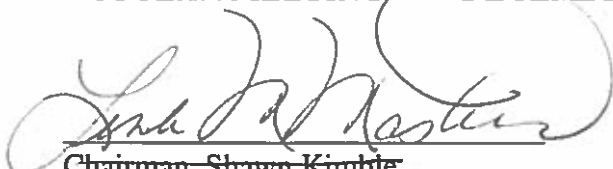
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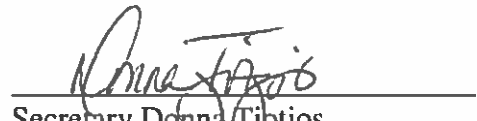
Chairman Kimble announced since there is no other business to be brought before the Board, he adjourned the meeting.

Meeting was adjourned at 8:25 P.M.

**BOARD OF ZONING AND BUILDING APPEALS
REGULAR MEETING - DECEMBER 22, 2016**

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Chairman, Shawn Kimble
Vice Chairman, Linda Masterson


Secretary Donna Tjotjos

January 26, 2017