

The following reviews the results of the Zoning Board of Appeals meeting on Tuesday, July 7th, 2009.

2014 Orrington

ZBA 08ZMJV-0115

Revisions to a proposed expansion of the facility. The revised proposed addition would be a partial two story brick addition (on the south part of the addition) and partial one story addition (on the south part of the addition) to the rear west elevation instead of the initially proposed full 2 story addition, and new wood ramp on the south side of the building (instead of the north side of the building as previously proposed). This revised project does not impact the required major variations for the maximum allowed lot coverage (30%) - proposed = 32%; maximum allowable impervious surface (45%) - proposed = 59%; the proposed addition requires (15') setback from the north property line – proposed = 5.4'; the proposed addition requires (15') setback from the south property line – proposed = 9.5'

The ZBA voted on a motion to approve the requested variances with conditions and received 2 votes in favor and 3 against. ZBA rules require four votes for any action on which the ZBA is the final authority. Therefore, the two absent board members will be asked to read the transcript of this meeting and register their votes at the next meeting. We will speak to the transcript company to expedite the transcript process to hopefully ascertain a vote by the two absent members at their next meeting.

09ZMJV-0045

2731 Elgin Road

An application by Patricia Greg, property owner, for two Major Variances in order to complete a 12.5' x 10.25' single story addition to the western portion of the existing single family structure. The proposed addition will replace a current portion of the existing structure that would be removed; the proposed addition would occupy the same footprint as the portion to be removed. The proposed addition would also support a proposed roof deck. The project requires a variance to the R1 rear setback regulation of 30' (Section 6-8-2-8A-4) as 13.12' is proposed; and a variance from the R1 front setback of 27' (Section 8-2-8A-1) where 20.59' is proposed. The Zoning Board of Appeals is the determining body for this application.

The ZBA voted unanimously to approve the project.

09ZMJV-0048

2403 Ashland Avenue

An application by Nancy Perkowski, property owner, for two Major Variances in order to complete a 16' x 10' single story addition to the northeast portion of the existing single family structure. The proposed addition would replace a smaller portion of the existing structure, proposed to be removed. The project requires a variance to the R1 rear setback regulation of 30' (Section 6-8-2-8A-4) as 6' is proposed; and a variance from the R1 impervious surface maximum coverage of 45% (Section 6-8-2-10-A) where 51% is proposed. The Zoning Board of Appeals is the determining body for this application.

The ZBA voted unanimously to approve the project.