MEETING MINUTES  
ZONING BOARD OF APPEALS  
Tuesday, June 16, 2020  
7:00 PM  
Via Virtual Meeting

Members Present: Mary McAuley, Violetta Cullen, Myrna Arevalo, Kiril Mirintchev, Jill Zordan, Lisa Dziekan, Max Puchtel

Members Absent:

Staff Present: S. Mangum, M. Klotz, C.W. Sterling

Presiding Member: Violetta Cullen

Declaration of Quorum
With a quorum present, Chair Cullen called the meeting to order at 7:00 p.m.

Suspension of Rules for digital meeting
Ms. Dziekan motioned to suspend the rules to permit members to convene via virtual meeting. Second by Ms. McAuley and approved 7-0.

Minutes
Ms. Arevalo motioned to approve the meeting minutes of June 2, 2020. Second by Ms. McAuley and approved 7-0.

2435 Jackson Avenue  
ZBA 20ZMJV-0015
Michael Hauser, architect, submits for major zoning relief to reduce the required rear yard setback from 30’ to 16.3’ to construct an addition/bay window in the R1 Single-Family Residential District (Zoning Code Section 6-8-2-8 (A) 4.). The Zoning Board of Appeals is the determining body for this case.

Ms. Klotz read the case into the record.

Michael Hauser, architect, explained the proposal
- Small lot and small house
- Soil has settlement issues so cantilevering a small kitchen addition
- Explained soil report that shows difficulties in constructing a normal foundation for the addition. The house was underpinned in 1947.

Ms. McAuley asked if the addition will impact the large tree on the lot, and Mr. Hauser explained a foundation would challenge the roots, but by cantilevering the addition there won’t be any impact. The tree is at the rear lot line.

Mr. Puchtel asked if an engineer reviewed the extra load of the addition to make sure the existing foundation can handle the cantilever, and the architect responded yes, engineered lumber will be used for the cantilevered span that will hold up appropriately.
according to the structural engineer. There has not been any settlement in the last 10 years.

Mr. Hauser confirmed the only relief requested is the rear yard setback due to the small cantilevered addition. Ms. Klotz also confirmed, and noted that it is a major variation due to the distance to the rear property line and the lot shape that does not have a traditional rear yard.

Chair Cullen confirmed the proposed building lot coverage and impervious coverage are compliant.

Deliberation:
Ms. Dziekan stated the proposal is modest and should be supported. ZBA Members agreed.

Mr. Puchtel asked if Members agree that Standard 2 is met, that the case is keeping with the intent of the Zoning Ordinance. Ms. McAuley responded that there are a variety of intents within the Zoning Ordinance, notably to keep the housing stock in good condition, structural soundness, and viability for current housing stock expectations, therefore that Standard is met.

Standards:
1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

Motion to approve – Ms. McAuley
Second – Ms. Dziekan
Unanimously approved by roll call

Adjourned 7:25pm