

Board of Zoning Appeals Minutes
June 17, 2024

Chairman Paxson called the Board of Zoning Appeals meeting to order, this Monday, June 17, 2024 at 6:00 p.m.

PRESENT: Dumbauld, DeSouza, Paxson

OTHERS PRESENT: Mayor Gallo, Assistance Law Director O'Malley, CBO Marty Surella, Director Bob Sepik and Clerk Allen.

Pledge of Allegiance is spoken.

Chairman Paxson: Is there a motion to approve the minutes for the meeting held May 20, 2024. Are there any additions, deletions, or any changes? Seeing none.

DeSouza motioned; Dumbauld seconded the motion to approve the minutes from May 20, 2024.

Clerk Allen: Roll Call: Aye: DeSouza, Dumbauld, Paxson

Minutes Approved

Chairman Paxson asked DeSouza to read case 2024-03.

DeSouza read: Case 2024-03, Susan Ryder, 6364 Dellrose Drive, PPN# 472-07-055 (Chapter 1388.01 – Accessory Buildings: Service and Storage Buildings, Tool Sheds, and other Outbuildings: (e) The maximum size shall be 120 square feet (external dimensions), with no wall having a length greater than twelve feet. The maximum height shall be ten feet from the grade).

Chairman Paxson asked who is here representing the applicant.

Ms. Ryder introduced herself, 6364 Dellrose Drive, stood and was sworn in. Ms. Ryder thanked the commission for their time and consideration, at this time I am requesting a variance for a new shed. I have been steadily making improvements to the property since I purchased the property about 2 years ago. The current shed measures 10' x 6'. I would like to increase that to a 10' x 16' shed. My home is ranch and does not have a basement. The single attached garage was converted into living space prior to me purchasing the home.

Chairman Paxson thanked her for the explanation of why she is interested in adding the storage space. Asked if there were any concerns that came in from any of the neighbors.

Clerk Allen responded that no communications have been received in regards to this matter.

Dumbauld asked if there is a height requirement?

Marty Surella responded that it is 10 feet. He continued that he visited the property, she is going to take down the old dilapidated shed and replace it with something much better. It is 40 square feet bigger. I don't see this shed to have any negative impact on anybody in the neighborhood.

Director Sepik added that in your acceptance if approved, it would be helpful to add that the old shed needs to be removed as part of the condition of allowing the new one to be built. We allow 1 single building per property.

Dumbauld asked if that is part of your quote that you received to remove the old one?

Ms. Ryder stated no, I plan on removing the old shed myself.

Chairman Paxson asked if she had any plans for the porch area/overhang in the front. Are you planning on storing anything on the porch?

Ms. Ryder stated no, the porch is merely decorative. Nothing will be stored on it.

Chairman Paxson asked if there were any further comments, questions? Seeing none. Do we have a motion?

DeSouza motioned to approve the variance with the stipulation of removing the old shed from the property; Seconded by Dumbauld.

Clerk Allen: Roll call: Aye: Dumbauld, DeSouza, Paxson.

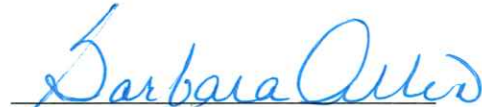
Motion Carries

Chairman Paxson asked for a motion to adjourn. DeSouza made a motion; seconded by Dumbauld to adjourn.

Clerk Allen: Roll call: Aye: DeSouza, Dumbauld, Paxson

The Board of Zoning Appeals meeting is adjourned at 6:08 p.m.


Chairman Paxson
Board of Zoning Appeals


Barbara Allen
Board of Zoning Appeals Clerk