

**Final Minutes
Zoning Board of Adjustment
Carnegie Town Hall
Monday, June 19, 2017
6:00 p.m.**

Members Present

**Chairman Kathryn Henning
Aaron Norman
Robert Everett
Michael Jones
Ryan Rients**

Members Absent

**Lori Eckrich
Jacqueline Cole**

Staff Present

**Shawna Goldammer
Bryan Wilcox**

The meeting was called to order at 6:00 pm.

Approval of minutes for March 20th & May 15th, 2017 meetings.

A motion was made by Ryan Rients and seconded by Robert Everett to approve the minutes of March 20th & May 15th, 2017 meetings. Chairperson Henning called for a voice vote. All members voted yes.

Motion Passed.

NEW BUSINESS

Case BOA-006641-2017 Variance in the required side yard setback from 5 feet to 3.42 feet for an attached garage

Applicant: **Kurt Southwick**

Address: **2105 S. Pendar Lane**

A motion was made by Aaron Norman and seconded by Ryan Rients to approve variance in the required side yard setback from 5 feet to 3.42 feet for an attached garage.

Vote to approve: Roll Call: Yeses, Michael Jones, Ryan Rients, 2. Noes, Robert Everett, Aaron Norman & Kathryn Henning, 4.

Motion Failed. Variance Denied

Case BOA-006654-2017 A variance in 1) the Level C Buffer Yard berm from 4 feet to 0 feet in height along N. Harlem Avenue and; 2) a waiver in the Level C Buffer Yard fence requirement along the north property line.

Applicant: **Lanny Auringer**

Address: **805 N. Harlem Ave**

A motion was made by Aaron Norman and seconded by Ryan Rients to approve variance in 1) the Level C Buffer Yard berm from 4 feet to 0 feet in height along N. Harlem Avenue and; 2) a waiver in the Level C Buffer Yard fence requirement along the north property line.

During the board's discussion, the board considered separating each variance request and voting individually on each request. Since the variance requests are for a berm elimination in the front yard along Harlem Ave and fence elimination along the north property line, each request has its own circumstance. The board felt that voting on each request would be the best option for how to rule on these requests.

A motion to amend was made by Aaron Norman and seconded by Ryan Rients to vote separately on each variance request since each request has different circumstances.

Vote on the amendment: Roll Call: Yeses, Michael Jones, Ryan Rients, Robert Everett, Aaron Norman, Kathryn Henning, 5. Noes, 0.

Motion Passed.

The first variance request was then considered.

Vote to approve variance request #1 the Level C Buffer Yard berm from 4 feet to 0 feet in height along N. Harlem Avenue:

Roll Call: Yeses, Michael Jones, Ryan Rients, Robert Everett, Aaron Norman, Kathryn Henning, 5. Noes, 0.

Motion Passed. Variance #1 Approved.

The second variance request was then considered.

Vote to approve variance request #2 a waiver in the Level C Buffer Yard fence requirement along the north property line: Roll Call: Yeses, Michael Jones, Ryan Rients, Robert Everett, Aaron Norman, Kathryn Henning, 5. Noes, 0.

Motion Passed. Variance #2 Approved.

Case BOA-006777-2017 Variance in 1) the minimum required lot size from 5,000 square feet to 4,400 square feet; 2) the required rear yard setback from 25 feet to 6 feet and; 3) the required side yard setback from 5 feet to 2 feet for an addition and garage.

Applicant: **Chris Buren**

Address: **1406 S. Phillips Ave**

Prior to any motion to approve, the board discussed separating request #1 from the other requests. Since the existing lot area is not of the applicant's making due to adoption of the Shape Places Zoning Ordinance then approving a variance in lot area would stand with the property if the other two requests were not approved. The board agreed that voting on them separately would be the best option for how to rule on these requests.

A motion was made by Michael Jones and seconded by Aaron Norman to approve variance in 1) the minimum required lot size from 5,000 square feet to 4,400 square feet.

Vote to approve: Roll Call: Yeses, Michael Jones, Ryan Rients, Robert Everett, Aaron Norman, Kathryn Henning, 5. Noes, 0.

Motion Passed. Variance #1 Approved.

A motion was made by Michael Jones and seconded by Aaron Norman to approve variance in 2) the required rear yard setback from 25 feet to 6 feet and; 3) the required side yard setback from 5 feet to 2 feet for an addition and garage.

Vote to approve: Roll Call: Yeses, Michael Jones, Ryan Rients, Robert Everett, Aaron Norman, 4. Noes, Kathryn Henning 1.

Motion Passed. Variance #2 & 3 Approved.

Case BOA-006786-2017 Variance in the required front yard setback from 20 feet to 4.7' feet along N. Covell Ave for a parking lot.

Applicant: **Monty Miller**

Address: **1321 W. Dow Rummel St.**

A motion was made by Aaron Norman and seconded by Robert Everett to approve variance in the required front yard setback from 20 feet to 4.7' feet along N. Covell Ave for a parking lot.

Vote to approve: Roll Call: Yeses, Michael Jones, Ryan Rients, Robert Everett, Aaron Norman, Kathryn Henning, 5. Noes, 0.

Motion Passed. Variance Approved.

ADJOURNMENT

A motion was made by Ryan Rients and seconded by Robert Everett to adjourn the meeting at 8:02 p.m. Chairperson Henning called for a voice vote. All members voted yes.

Motion Passed.