

**MINUTES
ZONING BOARD OF ADJUSTMENT
AUGUST 6, 2013
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

Present: Allen Harvey, Larry Wolf and Rochelle Conway, and Jim Edgmond.

Excused: Jane Reischauer.

Staff Present: Steven Boka, Director of Community Development
Andrew Fangman, City Planner
Stephanie Oien, Office Coordinator, Community Development

Chairperson Harvey called the meeting to order at 5:30 p.m.

Minutes: Conway motioned to approve the minutes from the July 2, 2013, meeting; seconded by Wolf. All present voted aye. Motion carried.

Appeal Case No. 909, filed by Sal and Stephanie LoBianco of 1815 Cedar Street, to construct a 1,900 sq. ft. garage in conjunction with a new single family residence on a 3.95 acre parcel at 2815 Mulberry Avenue. Sal and Stephanie LoBianco were present to discuss their request. Mr. LoBianco explained that the proposed structure would consist of a four car garage and separate shop area. Harvey asked if they have spoken to any neighbors. Mr. LoBianco acknowledged that they had spoken with the neighbors on each side. No one had concerns. Edgmond noted that the survey shows a shed on their property. LoBianco replied that it was an encroachment on their property from an adjacent property owner and they were trying to be good neighbors and let it remain. Wolf noted that the structure would be set back a ways and shouldn't disturb any neighbors. Harvey asked if their driveway would come off Mulberry Avenue. LoBianco replied that the drive will come off Myrtle Lane. The first portion of it will be shared and then they will extend the drive the rest of the way back. Boka stated that he wasn't certain that the shop area should be included in the square footage of the garage as it is completely separate. He acknowledged this process was a rational use of the Code. Edgmond motioned to approve the request as submitted, seconded by Conway. All present voted aye. Motion carried.

Appeal Case No. 910, filed by Fred Sambdman of 408 Brook Street, to construct a detached garage taller than 16 feet. Fred Sambdman was present to discuss his request. Mr. Sambdman explained that he has a very small house. His wife is in poor health and they frequently have to keep the house dark and quiet. He would like room to store his vehicle and mower and also a space to have a small workshop. He indicated that he spoke with many neighbors and has found no objections. Conway noted that the proposed design was nice and not very obtrusive. Wolf motioned to approve the request as submitted, seconded by Edgmond. All presented voted aye. Motion carried.

Election of Officers: Conway motioned to retain the existing slate of officers – Harvey as chairperson and Wolf as vice chairperson. Seconded by Edgmond.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson