

Zoning Board of Appeals
March 19, 2024 Minutes
ZBA Meeting

Present: Dustin Geiger, Scott Hulburt, Charity Donnan, Heather Nagel

Others Present: Donna Falkner, Carl Peter, David Buisch

Mr. Geiger opened regular Zoning Board Meeting at 6:30 pm and led the pledge.

Resolution:

Mr. Hulburt moved to approve the January 16, 2024 minutes, Mrs. Nagel seconded, all in favor, carried.

Ayes – 4 Nays – 0

Mr. Geiger said they were reviewing Mr. Buisch's request for an area variance to build a deck in a non-conforming lot.

Mr. Buisch said he wanted to put a deck on the south side of the house on York Road W., a 7 ft by 31 ft deck free standing, 2 ft. from the road.

Mr. Geiger said the board will refer this to county planning board if they feel it's a viable project. Then we will have a public hearing on April 16 for public comments.

Mr. Peter said he's hasn't got the footage from the right of way. Right of way is 25 feet from the center line.

Mr. Geiger said the set back is 50 feet from that.

Mr. Hulburt said he measured the corner on the east side and it bothers him that it is so close to the sidewalk, the angle off the corner of front on east side.

Mr. Buisch said it gets wider as you go east from the sidewalk. The old basement entrance was only one foot off sidewalk.

Mr. Geiger said that avoiding the sewer line might provided the cutback that Mr. Hulburt suggested.

Mr. Hulburt recommended Mr. Buisch contact the utilities and see what he needs to do.

Mr. Geiger stated that the sewer fences can go to the sidewalk without permission. It is fine to tweak the drawing before the public hearing. Send the changes to Mr. Peter to forward to the county.

Resolution:

Mrs. Nagel moved to forward the information to the county by April 1 for their input, Mr. Geiger seconded, all in favor, carried.

Ayes – 4 Nays – 0

Resolution:

Mrs. Nagel moved to have a public hearing for the area variance on April 16, 2024 at 6:30 pm, Mrs. Donnan seconded, all in favor, carried.

Ayes – 4 Nays – 0

Resolution:

Mr. Hulburt moved to adjourn at 7 pm., Mr. Geiger seconded, all in favor, carried.

Ayes – 4 Nays - 0

Submitted by

Donna K. Falkner, Clerk