

Minutes of the Zoning Board of Appeals Meeting of October 20, 2011 - 7:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
Bob Kinney
Dean Bredenbeck

ABSENT: Jeanne Hartman
Wally Parker

ALSO PRESENT: Barbara Stanton, Acting Secretary
Tom Ockington, Building Commissioner

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present, Regis Barrett, Bob Kinney, Dean Bredenbeck. Absent members: Jeanne Hartman, Wally Parker. **A motion to approve the minutes of August 18, 2011 was made by Dean Bredenbeck. Second – Bob Kinney. Vote Resulted – Yes – Regis Barrett, Bob Kinney, Dean Bredenbeck.**

Regis Barrett: **Item #1 –Request from Andrew Berardi for a 4' side yard setback variance to install an above ground swimming pool located at 4599 Winter Lane.**

Chairman Barrett: There is a question regarding the electrical wire that is located across the property near where the pool is proposed to be installed. Mr. Berardi: It is a street light wire. I measured that and it is about 21-1/2 feet from the ground. The pool is going to be underground by a few inches and it will level with the deck. Commission Ockington: It is 10' horizontally, but there is height above the water level. I will need to check the electrical code. Chairman Barrett: Will you be fencing in the property? Mr. Berardi: Yes, I will apply for a 6' board on board permit through a contractor that will be installed along the property line/perimeter. There was further discussion of the placement of the fence. Dean Bredenbeck: Do the dimensions represent the actual size of the pool? Mr. Berardi: Yes, but we are looking into a 15 x 30 pool which is a little smaller pool. Dean Bredenbeck: Is there any concern regarding accesses to the pool from either garage. Mr. Berardi: There aren't many children in the neighborhood and it would be difficult to enter the pool from the garages. Commissioner Ockington: We will look into the wire that is located across the property prior to issuing a permit if approved. Mr. Berardi: I may look into requesting that wire be placed underground. **A motion to approved the request for a 4' side yard setback variance to install an above ground swimming pool contingent that the wires are of legal distance from the pool to be located at 4599 Winter Lane was made by Dean Bredenbeck second by Bob Kinney. Vote Resulted: - Yes – Regis Barrett, Bob Kinney, Dean Bredenbeck.**

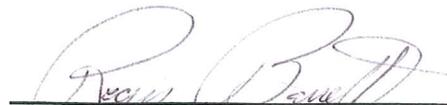
Item #2 –Request from Lewis Mitchell for a 8' side yard setback variance to construct a brick masonry wrap-around porch on the corner lot located at 9740 Biddulph Road.

Chairman Barrett: The improvements on this property over the years have been of high quality. Bob Kinney: Are you a mason by trade? Mr. Mitchell: Yes, and I will be doing the project. Dean Bredenbeck: It seemed like for an uneven distance away, that you would take the average. There was discussion regarding the side yard distance from the sidewalk. Barrett: This is a nonconforming lot. Commissioner Ockington: I have no objection. **A motion to grant an 8' side yard setback variance to construct a brick masonry wrap-around porch on the corner lot located at 9740 Biddulph Road was made by Bob Kinney, second by Dean Bredenbeck. Vote Resulted: - Yes – Regis Barrett, Bob Kinney, Dean Bredenbeck.**

A motion to adjourn the meeting was made by Bob Kinney, second by Regis Barrett. Vote Resulted: - Yes – Regis Barrett, Bob Kinney, Dean Bredenbeck.



Barbara Stanton, Acting Secretary



Regis Barrett, Chairman