

variances are required. 1) He is proposing to raise the building roof and construct a new second story addition over an existing single story bump-out at the back of house in order to accommodate a new bedroom and a bathroom using the same footprint of the existing house. A 4 foot setback from side property lines is required for the expansion. The existing setback from the west property line is 2 feet; the addition would be in line with the west wall of the existing house for a variance of 2 feet. 2) A side yard setback of 4 feet is required from the east side lot line for the garage; the new garage would be set back 2.5 feet (the same side setback as the previous garage) from the east property line for a variance of 1.5 feet.

Approved w/conds. 6-0

- C. Applicant - **Xavier Lopez** (#15-180987)
Location - 860 Hague Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is proposing to remove the existing church building and construct a new daycare & pre-school facility with an outdoor playground and seven off-street surface parking spaces, which requires three variances. 1) A building footprint occupying a maximum of 35% of the lot or 6,673 square feet is allowed, the proposed building would occupy 42% or 8,000 square feet of the lot for a variance of 7% or 1,327 square feet. 2) Eight off-street parking spaces are required; seven spaces would be provided for a variance of one parking space. 3) The zoning code specifies that off-street parking spaces are not allowed in the front yard; the proposed parking spaces would be located in the front yard along Laurel Avenue.
Continued until 2-1-16 at applicant's request.
- D. Applicant - **Michelle M. Paska** (#15-187773)
Location - 1485 Sargent Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicants are proposing to remove the roof of this two-story single family house and construct a new steeper pitched roof with a dormer in front, resulting in an increase of the building height. 1) A maximum building height of 22 feet is allowed in this planning district; a building height of 26 feet is

proposed for a variance of 4 feet. 2) A side yard setback of 4 feet is required; a setback of 3.5 feet from the west property line is existing and the addition would be in line with the existing building for a variance of .5 feet.

Continued 2 weeks until 2-1-16.

- E. Applicant - **Gary Findell** (#15-187820)
Location - 427 Mount Ida Street
Zoning - RT1
Purpose: MAJOR VARIANCE - The applicant is requesting variances of the design standards and the maximum garage width allowed in order to construct a new single family dwelling. 1) The zoning code requires that a primary entrance be located within the front third of the house, be off of a front porch, foyer, courtyard or similar architectural feature, and be set back at least 8 feet from the side lot line. The proposed entry would be located in the middle of the west side facade, beyond the front third of the house, would not have any architectural element distinguishing the door and would be setback 5 feet from the side lot line, all requiring an entryway variance. 2) A garage cannot exceed 60% of the width of the house. The house is 22 feet wide, the proposed first floor attached two-car garage would be 16 feet wide which is 72% of the width of the house, requiring a variance of 12%.

Continued 2 weeks until 2-1-16.

- F. Applicant - **Gregory A. Defoe** (#15-188960)
Location - 1739 Beechwood Avenue
Zoning - R2
Purpose: MINOR VARIANCE - This parcel currently has a one-story single family house, an attached garage on the west side with access from the street, and an attached three-season porch to the rear of the building. The applicants are proposing to construct a second story over the first floor of the house including the three-season porch but not the garage. A side yard setback of 8 feet is required. Because the addition will be up to the existing side setback on the east side, which is 5.5 feet, a variance of the difference between the required side setback and the existing side setback, 2.5 feet, is required.

Approved w/conds.

6-0

- G. Applicant - **Mike Lawrence** (#16-001438)
Location - 1462 University Avenue West
Zoning - T4; CC
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to install a new business sign for Bank of America at the Midway Shopping Center. The Midway Shopping Center currently has 2,180 square feet of signage. The property was rezoned in 2011 to T4 traditional neighborhood, and as such, the amount of signage allowable was reduced to 1,398 square feet. The applicant is requesting a variance for a net signage increase of 18 square feet.
Approved **6-0**

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (266-9080) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.