

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE
BOARD OF ZONING APPEALS HELD AT THE AMBERLEY VILLAGE HALL
MONDAY, AUGUST 6, 2012

Chairperson Richard Bardach called to order a regular meeting of the Amberley Village Board of Zoning Appeals held at the Amberley Village Hall on Monday, August 6, 2012, at 7:00 P.M.

Chairperson Bardach called the roll:

PRESENT: Richard Bardach, Chairperson
Rick Lauer
Larry McGraw
Susan Rissover
Scott Wolf

ALSO PRESENT: Scot Lahrmer, Village Manager
Nicole Browder, Clerk
Kevin Frank, Esq., Solicitor

ABSENT:

Mr. Bardach welcomed everyone to the meeting and led them through the pledge of allegiance.

Mr. Bardach asked if there were any additions or corrections to the minutes of the June 7, 2012, meeting that had been distributed. There being none, Mr. Wolf moved to approve the minutes. Seconded by Mr. McGraw and the motion carried unanimously.

Board of Zoning Appeals Case No. 1058

Mr. Lahrmer reported that Beth Ellis of 7661 Gwenwyn Drive is requesting a variance to allow for the construction of a porch that encroaches into the required front yard setback per the Village Zoning Code. The proposed porch would not encroach any further into the setback than the existing garage and bedroom portions of the house. The proposed porch would be infill across the front of the house between the two existing forward projecting portions of the house.

Mr. Lahrmer stated that the applicant is seeking a front setback to the proposed infill addition of 38' which is set one foot back further than the existing bedroom wing to the south of the proposed covered porch.

Mr. Lahrmer reported that staff recommends approval of this covered porch with the front yard setback variance being granted. This subdivision was built under a different code permitting lots sizes less than one half acre. This parcel is .337 acres (current Zoning is residence 'A' one acre minimum). The proposed construction will not further

encroach into the setback. The approval of this variance would not impact the alignment of the houses on this side of the street.

Mr. Bardach invited the applicant to make any comments. Mr. Mark Feldhaus, on behalf of the property owner, commented that he understood the code requirements and the need for the meeting and process. Mr. Wolf expressed his appreciation for following the code and adhering to the board regulations and process.

Mr. Bardach asked if the board had any additional questions.

Mr. McGraw moved to approve the variance application as submitted. Seconded by Mr. Bardach and the motion carried unanimously.

Mr. Bardach asked if there were any new business. Mr. McGraw noted that he had asked Mr. Lahrmer to look into the construction at 8301 Arborcrest to ensure that they had received the proper approval from the Village.

The Board announced that its next meeting will be rescheduled to September 4 due to the Labor Day Holiday.

Mr. Bardach stated that there being no further business, a motion to adjourn was in order. Mrs. Rissover moved to adjourn, seconded by Mr. Bardach.

Nicole Browder, Clerk

Richard Bardach, Chairperson