

Zoning Board of Appeals
Special Meeting/Public Hearing
November 1, 2021
6:00PM
Minutes

Quorum: Yes
Meeting called to order at 6:00 PM by Chairman Butler.

Members present: Donald Butler, John Stano, Amy Kenney.
Also present: Peggy Kidd; applicant, John Ellingsworth; bordering left neighbor, Tina and David O'Neil; bordering rear neighbor and Danielle Queior, ZBA Clerk.

Motion John Stano 2nd Amy Kenney to approve the minutes from the September 27, 2021 meeting.
No corrections or additions.
Ayes: 3 Donald Butler, John Stano, Amy Kenney.
Nays: 0

Correspondence: Jefferson County stated the local board is free to vote on residential area variances as they are exempt from County review.

Report of Committees: None

Old Business:
Motion Amy Kenney 2nd John Stano at 6:02 to open the public hearing to hear comments on an area variance submitted by Peggy Kidd of 106 West Kirby Street.

Peggy Kidd:

- Asking for 2' variance, setback relief to place 18' of fencing directly on her property line, which would run in line with the driveway.
- Fence would be in the rear of the property, connecting to the back corner of house, not interfering with the driveways.
- Lot size is 36' FRNT x 62', significantly smaller than a normal lot size.
- Stockade style for privacy.

John Ellingsworth, bordering neighbor to the left:

- Removed an old chain-link fence 3 years prior for safety reasons, sharp edges. Old fence was in same location as the proposal for new fence. No objections, ok with fence directly on property line.

Tina and David O'Neil, bordering neighbor to the rear:

- No objections.

Motion John Stano 2nd Amy Kenney to close the public hearing at 6:17PM
Ayes: 3 Donald Butler, John Stano, Amy Kenney.
Nays: 0

Upon review the board has determined:

- No undesirable change in the neighborhood character will be created
- There is no alternative method to achieve what the applicant desires
- The requested variance is not substantial

- The variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood
- The alleged difficulty was not self -created

Motion John Stano 2nd Amy Kenney to grant the appeal for an area variance

Ayes: 3 Don Butler, John Stano, Amy Kenney.

Nays: 0

The Clerk will write a letter to notify Ms. Kidd of the Boards decision with a copy of the resolution attached.

The next regularly scheduled meeting will be January 31, 2022 at 6:30pm.

Motion John Stano 2nd Amy Kenney for adjournment.

Ayes: 3 Don Butler, John Stano, Amy Kenney.

Nays: 0

Meeting adjourned at 6:22pm.

Respectfully Submitted,
Danielle Queior
ZBA Clerk