

Board of Zoning Appeals

April 26, 2018

Mr. Emch called the meeting to order at 7:01 PM

Roll Call: Paul Emch- present, A. J. Bissell– present, Al Tolchinsky – present

Council Representative: Tom Blair - present

Visitors: Lisa Hernandez, Margaret Bechter, Dawn Tolchinsky, Bill Clark, Tom Clark, Nora Chartier, Cory Brown

Mr. Emch swore in all visitors and asked them if and when they speak to please state their name and address.

Mr. Bissell moved to approve the February 15, 2018 meeting minutes as written, Mr. Emch seconded. By voice, motion carried.

Mr. Bissell moved to approve the March 15, 2018 meeting minutes as written, Mr. Tolchinsky seconded. By voice, motion carried.

Discussion:

Ms. Bechter, of 14024 E. Center Street, made a statement that she is “not thrilled about having a house so close to me.” Ms. Chartier, also of 14024 E. Center St. stated, “I concur.”

Mr. Emch asked Mr. Brown to reply to the above comments.

Mr. Brown stated that when he originally purchased the home, he checked the drawings at the County, and because there were two lots there, he felt he was purchasing two lots that could be used. Mr. Brown further added that when he bought the house, he checked the drawings at the county. Mr. Brown would like to make two lots. Mr. Brown understands one of the houses is over the line; Mr. Brown would like to make it two buildable lots. Mr. Brown added that he is flexible, and is willing to make the lot that currently has a home on it smaller, to make the proposed lot, bigger. Mr. Brown feels that the proposed lot should have as much frontage as possible, and the location of the proposed house can be moved.

Mr. Emch then asked Mr. Brown what hardship he is enduring, that would make him request this lot split.

Mr. Brown replied that finding out that the lot is nonconforming, as he purchased it. “I would like to have two buildable lots... [and] the investment I made, because I thought I would be getting two lots.”

Mr. Emch expressed concern that granting this lot split would lead to others building homes on East Center Street that had similar-sized less-than-conforming frontage dimensions.

Mr. Brown asked to reply to the statement made by Mr. Emch and noted, "On East Center, there is no other place to put a home other than my lot. It's not like, 'if I do it, there are going to be 10 other people who do it.'"

Mr. Emch then asked Mr. Brown if there was any other way that his goal could be accomplished. Mr. Bissell asked if Mr. Emch was saying that Mr. Brown has no other options. Mr. Emch stated that it does not appear that Mr. Brown does have any other options. Mr. Bissell asked if Mr. Brown could sell off a section in the back and apply for an easement for a driveway.

Mr. Tom Clark was concerned about erosion in the back of the lot, behind the houses. This issue has been addressed before. The erosion continues all the way towards Peckham Road.

Mr. Tom Clark then asked what the frontage of these lots are. Mr. Emch replied that the frontage is 100 feet. Mr. Clark noted that this lot does not meet the requirements.

Mr. Emch asked if there was a motion to accept Mr. Brown's proposal. Hearing none, the motion dies.

Adjourn:

Mr. Tolchinsky made a motion to adjourn, seconded by Mr. Bissell. By voice vote, the motion passed, and the meeting was adjourned at 7:40 pm.

BZA Chairman

Clerk