

OFFICE OF THE CITY ADMINISTRATOR

Subject: **Recommendations for ZBA Meeting of November 21, 2022**

Item 1 **CALL TO ORDER**

Item 2 **ROLL CALL** Prerogative of the Chair to request the City Clerk to take attendance.

Item 3 **ACCEPTANCE OF THE AGENDA** Prerogative of the Zoning Board of Appeals that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 4 **PUBLIC HEARING – Storage Pod Variance: Kevin Crowther & Robert Hakopian, 19483 Mack Avenue.** Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request. Close the Public Hearing.

The Petitioners, Kevin Crowther and Robert Hakopian, are requesting a variance to place a storage pod on the property indefinitely at 19483 Mack Avenue. The Building Official, in his memo dated November 15, 2022, claims the ordinance states that a pod or dumpster may be stored no more than 30 days. He denied the application due to noncompliance with Section 50-4.27.

The applicant stated that the size of the store does not allow for adequate storage space for the rugs that they sell, however this is not a hardship. The applicant may rent a storage unit to provide extra storage space for their merchandise.

The Building Official recommends granting no more than a 30 day extension for a pod permit.

I concur with his recommendation.

Prerogative of the Zoning Board of Appeals as to action taken.

The following motions are suggested:

Motion to Grant Variance: That the Zoning Board of Appeals grant a variance from Sec. 50-4.27 to allow no more than a 30 day extension for a pod permit for 19483 Mack Avenue based upon the facts and recommendation as contained in the memo from the Building Official dated November 15, 2022, and the Fire Inspector dated November 17, 2022, and the comments made at the Public Hearing.

Motion to Deny Variance: That the request for a variance submitted under Sec. 50-4.27 to allow a storage pod indefinitely for 19483 Mack Avenue be denied based upon the comments and concerns raised at the public hearing, and the finding of

practical difficulty has not been shown pursuant to the variance standards found in Sec. 50-4.27.

Item 5 IMMEDIATE CERTIFICATION OF MINUTES Prerogative of the Zoning Board of Appeals to immediately certify tonight's meeting minutes.

Respectfully submitted,

A handwritten signature in cursive script that reads "Frank Schulte".

Frank Schulte
City Administrator