

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 – Rear Yard Setback Variance: Jason Gula, 694 Peach Tree Lane.** 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 Petitioner, Jason Gula, is proposing to extend the foot print of his house 2 feet into the rear yard. This proposal does not meet the rear yard setback requirements of their zoning district R-1B. The Minimum rear yard setback in the R-1B district is 28 feet, the plan submitted to the City shows a setback of 26 feet.

The Building Official does not recommend granting this variances as a case cannot be made to justify the findings of a practical difficulty as described in the variance standards.

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. 50-3.1.B to permit the extension of 2 feet into the rear yard of 694 Peach Tree Lane.

Motion to Deny Variance: That the request for a variance submitted under Sec. 50-3.1.B to allow an extension of 2 feet into the rear yard setback of 694 Peach Tree Lane 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. 50-3.1.B.

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 black ink that reads "Frank Schulte". The signature is written in a cursive style with a prominent initial "F" and a long, sweeping underline.

Frank Schulte
City Administrator