

# MINUTES OF ZBA MEETING ON OCTOBER 9, 2017

The meeting was convened at 10:00am.

Present: Norma Boyle, John Klein, Jim Thorburn, Barb Stauffer, and Thomas Kizer.

Excused Absence: Walt Mikula

Chairman Jim Thorburn called the meeting to order.

Persons present included the above board members and applicants Gregory and Cynthia Prusaitis. The building official Jason Jansen was also present.

The Pledge of Allegiance was recited.

The Minutes of September 25, 2017 were unanimously approved after motion to approve by Boyle and seconded by Klein.

The Chairperson then convened the hearing on the appeal and request for variance filed in No. 17.09 by Applicants Prusaitis. The appeal involved applicants request for a variance to allow applicant to build a garage that was 208 feet larger than the existing dwelling footprint. The dwelling is 884 square feet and the proposed garage is 1,092 square feet. The building permit was denied since the structure proposed was in violation of Article 20, Section 20.08 (E)(2).

The appeal was read into the record by the Chairman.

No correspondence was received for or against the proposed garage nor did any person appear to either support or object to the applicant's proposed garage structure.

The Board reviewed with the applicant the 7 factors and the applicant's written responses. The applicant also provided a layout of the proposed garage structure. Board members acknowledged familiarity with the area and the neighboring properties. It was noted that the garage could be built without a variance if the dwelling was 208 square feet larger and further, that the lots owned by applicant would accommodate a 208 square foot addition to the home. The board members asked questions concerning the adjacent garage of the neighbor; the use of the attic area in the proposed structure; the purpose of the structure size and the justification for same; the location of the stairway at the rear of the proposed garage; any plumbing to the garage; and related matters.

The applicants made clear there would be no plumbing to the attic area nor would it ever be used for living quarters. The applicant answered each question to the satisfaction of the board.

Following the open hearing the board closed the open portion and thereafter a motion was made by Kizer, seconded by Boyle as follows:

**Move to approve the variance request given the dwelling could be increased by 208 feet at anytime in the future; the lot is large and the structure is in harmony with the neighborhood, and is generally consistent with the seven standards the board considers, but with the restriction that no living quarters upstairs at any time.**

Roll Call vote was conducted and those in favor of the request were Klein, Thorburn, and Kizer. Opposed: Boyle and Stauffer. Motion carried 3-2.

No further business to come before the meeting, it was adjourned at approximately 11: 15 am.

Dated: October 9, 2017

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Thomas Kizer, Secretary