

**ZONING BOARD OF APPEALS
MONDAY, SEPTEMBER 25, 2017**

Members Present: Scott Kilmer, Stephanie DeVito, Mario Campanello, Susan Marteney, Ed Darrow

Absent: Laurie Walter, Rick Tamburrino,

Staff Present: Brian Hicks, Code Enforcement; Nate Garland, Corporation Counsel

APPLICATIONS APPROVED: 1 Norma Dr.

APPLICATIONS TABLED: 4 Vandebosch Ave

APPLICATIONS DENIED: 7 Button St.

Ed Darrow: Good evening. Welcome to the City of Auburn Zoning Board of Appeals. I'm board chairman, Ed Darrow. Tonight we will be hearing 4 Vandebosch Ave, 7 Button St., and 1 Norma Dr. I ask you at this time to please silence all phones or put them in manner mode.

4 Vandebosch Ave R1A zoning district. Use variance for conversion to two-units. Applicants: Patrick Hall and Nick Wilmot for NP Structures

Chair invites applicant to approach, give name and address and explain what they would like to do.

Nicholas Wilmot and Patrick Hall.

Nicholas Wilmot: (distributes additional pictures) Recently purchased the house. It was built as a two-unit and has an obvious two-unit layout. It was returned to a single unit due to extended vacancy. It would not be cost effective to return to a single unit.

Ed Darrow: Questions who the house was purchased from.

Patrick Hall: From out of state as a bank foreclosure. The property was listed as a two-unit so we bought it that way.

Ed Darrow: Did you bring any evidence that it was listed as a two-unit? You also stated it was unfeasible to return to a single due to cost, do you have any financial back up for that? I also advise you this is a seven member board with two members absent. You still need four affirmative votes for the variance to be granted and you will be unable to reapply without a substantial change to the application. I recommend you table until the next meeting when more members may be present and you have more information regarding financial hardship.

Corporation Counsel: Suggest allowing the applicants to discuss and recalling them later.

7 Button St. R1 zoning district. Area variance for shed size, setbacks and allowable volume. Applicants: Charles and Melissa Hunt.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Charles Hunt: Was not aware of the restrictions on shed. There two sheds on the property when we bought it; a white 24' x 12' and a metal 8' x 8'. We bought a new shed as the larger of the existing ones was converted into a bar/'man cave'. The third shed can be moved somewhat away from the property line.

Ed Darrow: Explains this is a seven member board with two members absent. You still need four affirmative votes for the variance to be granted and you will be unable to reapply without a substantial change to the application.

Charles Hunt: Wishes to proceed.

Rick Tamburrino: Questions again which sheds are existing.

Charles Hunt: The new one is the one at the end of the driveway.

Susan Marteney: No permits were issued?

Charles Hunt: Didn't know that one was required.

Susan Marteney: Questions other structure in rear.

Charles Hunt: Child's playhouse with fort.

Chair opens the public hearing.

Ed Darrow: Reads into the record a letter from a neighbor opposing the variance.

Chair closes the public hearing and asks for board comments.

Rick Tamburrino: This is a pre-existing condition already in violation with two and then adding another.

Ed Darrow: If a permit had been sought they would've known it wasn't allowed. Five variance are needed, that seems excessive.

Susan Marteney: Concerned that one is right at the property line.

Rick Tamburrino: There is too much there.

Stephanie DeVito: It is not aesthetically pleasing.

Chair asks for a motion.

Motion to approve as submitted made by Rick Tamburrino, seconded by Susan Marteney. Each variance request is voted on separately and denied. Motion denied.

Ed Darrow: Advises applicant to consult Code Enforcement for their next move.

Ed Darrow: Recalls 4 Vandenbosch Ave. States there is not enough evidence at this time to render a verdict the applicants would be please with.

Item tabled.

1 Norma Dr. R1 zoning district. Area variance for number of sheds, placement and setbacks. Applicant: Linda and Michael Miller.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Michael Miller: Would like to install and 8' x 16' shed. Conducted a survey at time of purchase. Pre-existing shed on property. There is a macadam drive in the middle of the site. The new shed would be at the end of the drive where access would be easiest. We plan to hold our daughter's property there when

she returns home. There is a row of pines that limits placement but also provides a buffer to the view. The shed matches the house.

Ed Darrow: Explains this is a seven member board with two members absent. You still need four affirmative votes for the variance to be granted and you will be unable to reapply without a substantial change to the application.

Michael Miller: Wishes to proceed. If denied we will move it.

Ed Darrow: Is there any other place it could be located that would eliminate the need for a variance?

Michael Miller: Yes, but it would become more visible and less accessible.

Linda Miller: It is a nice looking shed and would add character to the property. There is a hill at the rear of the property that would need to be excavated to move it there.

Ed Darrow: Accessibility is a point.

Rick Tamburrino: Main reason is for your daughter's belongings?

Michael Miller: Once she leaves it will be used for what is now stored in the garage to get use of the garage back.

Susan Marteney: Questions fire code.

Brian Hicks: They will have to meet that.

Chair opens the public hearing. No comments. Closed public hearing.

Chair asks for board comments.

Rick Tamburrino: Expresses concern for placement in the side yard.

Ed Darrow: Has same concern and also with distance to the house. If they comply with the fire code that will alleviate that concern.

Susan Marteney: It could be oriented so the side is facing Norma Dr.

Rick Tamburrino: More convenient if the doors face the driveway.

Michael Hall: The doors are on the 16' side which is why we want it at that angle.

Chair asks for a motion.

Motion to approve as submitted made by Rick Tamburrino, seconded by Susan Marteney. Each variance request is voted on separately and all are approved. Motion carried.

Ed Darrow: Advises applicant to see Code Enforcement for permits before beginning work.

Next meeting is October 23, 2017 at 7:00 p.m. Meeting adjourned.

Recorded by Alicia McKeen