

MINUTES
ZONING BOARD OF APPEALS
Monday, July 11, 2022 – 7:00 PM
MUNICIPAL BUILDING 25500 GIBRALTAR
City Hall Council Chambers

Meeting called to order by Chairman Neace @ 7:02 P.M.

1) ROLL CALL OF MEMBERS:

Present: **Commissioners:** Neace, Heyer, Davis.

Also Present: Building Director Jeff Kemp Jr., Building Clerk Jennifer Liedel, applicants Jennifer Cummings (PZBA 22-006), Brenda Barker (PZBA 22-007), and Ed Riley (PZBA 22-005).

2. APPROVAL OF MINUTES: April 11, 2022. Motion is made by Davis to approve the minutes as written, supported by Neace. All present voting yes, motion carried unanimously.

3. APPROVAL OF AGENDA: July 11, 2022. Motion is made by Neace to approve the agenda as written, supported by Davis. All present voting yes, motion carried unanimously.

4. UNFINISHED BUSINESS: None.

5. NEW BUSINESS:

a. APPEAL # PZBA 22-006: 26687 Blue Heron Egress Window

Consider a variance request for an egress window variance at 26687 Blue Heron. A petition to request a variance to the following article 2, section 2.09, sub-section 5, requirement for projections into required yards. Applicant is requesting a variance of (3') three feet to maintain 10' set back side yard requirement.

Neace, Heyer, Davis- all approved. **Variance is granted.**

b. APPEAL # PZBA 22-007: 27045 Ford Fence

Consider a variance request for a fence variance at 27045 Ford. A petition to request a variance to the following article 2, section 2.20, sub-section 1B, requirement for an additional two ft. variance totaling 6' in height and sub-section 1C requirement for extension to the front of neighbor's home. Applicant is requesting a variance of (2') two feet in height and (7') seven ft to the front of the yard from the primary residence.

Neace, Heyer, Davis- all approved. **Variance is granted.**

c. APPEAL # PZBA 22-005: 29845 Red Cedar Garage

Consider a variance request for a garage variance at 29845 Red Cedar. A petition to request a variance to the following article 2, section 2.03, sub-section D-1 and D-3, requirement for accessory structure lot coverage. Applicant is requesting a variance of 259 sq. ft. over allowable square footage and 11.75' lineal footage over max required rear yard percentage set back.

Neace, Heyer, Davis- all approved. **Variance is granted.**

6. CITIZENS TO BE HEARD: None.

7. INFORMATION \ CORRESPONDANCE: None.

8. ADJOURNMENT: Motion to adjourn Neace supported by all.
Meeting adjourned at 7:25 PM.

LARRY NEACE, CHAIRMAN