

ZONING BOARD OF APPEALS

FEBRUARY 8, 2021 MEETING OF ZONING BOARD OF APPEALS  
REMOTE ZOOM MEETING

MINUTES

**Present:** Chairman Ron Nolland, Scott DeMane, Kellie Porter, Meghan Weeden, Elizabeth Jent, P.J. Whitbeck (alt) , Julie Baughn (alt)  
Kyle Burdo, Housing Code Inspector  
Joseph McMahon, Building Inspector

Also present: Kim O’Leary

Mr. Nolland called the meeting to order at 7:00 PM.

<b>APPEAL</b>	<b>APPLICANT</b>	<b>REQUEST</b>
2260	KIM O’LEARY AND ELIZABETH O’LEARY 22 LEONARD AVENUE	CLASS B AREA VARIANCE REQUEST TO ADD AN ATTACHED BREEZEWAY AND GARAGE TO HOME, EXTENDING INTO SIDE YARD SETBACK

The **first** item heard is Appeal #2260, Kim O’Leary and Elizabeth O’Leary, Class B Area Variance request to add an attached breezeway and garage to home, extending into side yard setback.

Discussion:

- Board and Applicant discussion of proposed breezeway and garage.
- Deficiency of 5 feet into side yard setback.

*Public comment: None.*

*MOTION:*

By: S. DeMane, seconded by K. Porter

*IN REGARD TO APPEAL #2260, AFTER REVIEW OF PART 1 OF THE SHORT ENVIRONMENTAL ASSEMENT FORM, THAT THE CHAIR MAY CHECK NO OR SMALL IMPACT MAY OCCUR FOR ITEMS 1-11 ON PART 2 OF THE FORM AND CHECK THE BOX INDICATING THAT THE PROPOSED ACTION WILL NOT RESULT IN ANY SIGNIFICANT ENVIRONMENTAL IMPACT AND SIGN.*

*ALL IN FAVOR: 5*

*OPPOSED: 0*

*MOTION PASSED*

*(P.J. Whitbeck (alt), and J. Baughn (alt) abstained)*

*MOTION:*

By: S. DeMane, seconded by M. Weeden

*IN REGARD TO APPEAL #2260, CLASS B AREA VARIANCE FOR KIM AND ELIZABETH O'LEARY OF 22 LEONARD AVENUE MOTION TO ALLOW A COMBINED SIDE YARD SETBACK OF 15 FEET, WHERE 20 IS REQUIRED, ONLY FOR THE 24 FEET THAT THE GARAGE IS VIOLATING THAT SETBACK.*

*ALL IN FAVOR: 5*

*OPPOSED: 0*

*MOTION PASSED*

*(P.J. Whitbeck (alt), and J. Baughn (alt) abstained)*

Motion to Adjourn:

*By: S. DeMane, seconded by K. Porter*

Adjourned at 7:11 PM

For the purpose of this meeting, this meeting was audio and video recorded. This is a true and accurate copy and transcription of the discussion and for a more detailed discussion, see the recording.

Lisa Beebie  
Secretary  
Zoning Board of Appeals