

January 19, 2023

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The January 19, 2023 Regular Meeting of the Board of Adjustment opened at 7:30pm. The clerk read the notice of compliance with the “Open public meetings act.” Present were Board members: Davis, Dixon, Pasola, Driber, Neill, and Struncius

Absent – Kelly, Schneider, McGee and Mc Fadden

Resolutions to memorialize

*Motion by vice chair Pasola, second by Mr. Dixon to memorialize the action and
vote approving application 2022-25 of Clayton Greene –of 210 Yale Avenue – Block
141 Lo 7*

In favor: David, Dixon, Pasola, Driber, Neill and Struncius

Opposed: None

Agenda

*#2023-01 – William/Sarah Brazill – 153 Baltimore – Block 146; Lot 2 – Applicant
wishes to install deck and semi-inground pool in rear yard.*

*William Brazill, applicant, sworn. Lino Dealmeida, professional engineer,
credentials, accepted, sworn.*

Applicant reviewed application and the thought pattern behind the design.

Exhibits entered

A1 – Certified Variance Application

*A2 –Survey of Property, by Elbert Morris, P.L.S., dated 9/9/05; Photos of Subject
property; Aerial photo of subject property with superimposed pool/deck; Computer
images of pool/deck*

A3 – Revised Plan for Approval by Lino DeAlmeida, P.E.-3D Engineering, dated 2/10/23

1/16/23 Board Engineer Report of Raymond W. Savacool, P.E., P.P.

Applicant and his wife are the title owners of the subject property. The subject property is located in the SF5 zone. Single family residential homes are a permitted use in the zone and there is an existing single-family home on the subject property. It is his intent per the revised plans submitted (Exhibit A3) to construct a semi-inground pool with associated deck surrounding the pool. He showed photos of the existing home and rear yard, noting the constraints in adding a rear yard pool and deck for the enjoyment of his family. He stated that the proposed plan is a significant aesthetic and functional improvement to the site.

Chairman Struncius inquired where the pool equipment will be installed? (Under the deck.)

John Dixon stated that if the applicant removed 4 rows of stairs and removed 2 feet of decking it would help reduce the coverage.

Ray Savacool commented that the deck can be reduced.

Chairman Struncius stated that 25% to 39% of coverage is quite an increase.

Mr. Davis encouraged also agreed that 39% of building coverage is a big pill to swallow.

The Board has concerns with the pool and deck impervious coverage and requested some reductions to the plan.

Bill Brazill stated he will revise the plan and re-submit.

Motion by vice chair Pasola second by Mr. Davis to carry application 2023-01 – of William/Sarah Brazill – 153 Baltimore – Block 146; Lot 2 to carry to February 16, 2023 without notice

2022-37 – Chris/Therese Johnson – 105 Morrison Avenue – Block 18.03: Lot 5 & 6 – Applicant is looking to construct a 2-car garage with in setbacks.

Motion by Mr. Driber, second by Mr. Dixon to carry application 2022-37 of Chris/Therese Johnson with notice to March 2, 2023.

In favor: David, Dixon, Pasola, Driber, Neill and Struncius

Opposed: None

#2022-38 – Jeff Brown – 1304 Baltimore Avenue – Block 18.01; Lot – 9 – Applicant looking to install swimming pool in front yard.

Applicant had deficient notice and will not be heard.

Meeting adjourned at 8:30pm

Attest: Karen L. Mills

Clerk of the Board.