

**Board of Zoning Appeals
September 4, 2012**

The meeting was called to order by chairman Stanziale at 7:02 p.m. with the following members present: N. White & E. Simon. D. Gyure & E. Davis -Absent

Also present: C. Ehrhart-Office Assist, Steve Roessner-Zoning Inspector, Al Meffan-Patio Enclosure, Lou Zaller.

Agenda: Additions/Deletions: NONE

TABLED to next Meeting-Minutes of **July 10, 2012** were presented for approval.

OLD BUSINESS: None

NEW BUSINESS:

Louis Zaller-15412 Royal Oak Drive-Patio Enclosure-
Meffan stated that Patio Enclosure is using the preexisting deck foot print and just looking to enclose that with a glass and screen structure. White asked what if the current deck will be expanded. Meffan stated no they will keep the current dimensions at 10x17. Simon asked Roessner why the issue with the setback if the deck is already there. Roessner stated that in a residential neighborhood an open deck does not have to be within the 30 yard setback the issue comes into play when you want to make the space into living area and enclose it. Zaller is about 5 ft into that 30 yard setback. White stated that she feels the hardship is the dimensions of the property. White asked Roessner if he has an opinion on this issue. Roessner stated that the hardship is the size of the lot and located on a corner. Stanziale feels it is a unique due to the lot. Roessner stated that all the surrounding neighbors within 200 feet of this resident were notified and we have not received any negative comments regarding this issue.

White made a motion to approve the variance as submitted, seconded by Simon. Roll call: Yes (Simon, Stanziale, White)

White made a motion to adjourn the meeting at 7:11 pm, seconded by Stanziale. All in favor: Yeas (3)

Secretary (Carrie Ehrhart)

Chairman (Rob Stanziale)