

Joint Town/Village of Lima Zoning Board of Appeals Meeting

June 20th, 2016

MEMBERS PRESENT:

Jim Van Dick; Vice Chairman and acting chairman, Duane Thompson, Duane Fuller, Steve Werner, Andy Matthews.

MEMBERS EXCUSED:

John Bailey; Chairman, Dennis Neenan.

ATTENDEES

Charlie Johnson; Code Enforcement Officer, Cathy Gardner; Town Board Liaison,

GUESTS

Dan Petzing, Sue Littlefield (neighbor), Evan Thorpe, Dan Davis (relative), Kirk Miller.

The meeting of the Joint Town/Village of Lima Zoning Board (The Board) was called to order 7:07 p.m. on Monday, June 20th, 2016 and opened with the Pledge of Allegiance.

OLD BUSINESS

Minutes

Duane Thompson made a motion to accept the minutes as submitted. Steve seconded and all were in favor.

NEW BUSINESS

6651 W Main St - Jack Quinn's

The board considered a request for an area variance for a sign location seeking relief from set back requirements. The proposal locates a new sign roughly where the existing non-conforming sign sits. The building is non-conforming to front set back which does not leave the needed space for the sign. The current sign is much larger than allowed, but the proposal would meet requirements on height and size.

A sign location beyond the building was considered. This site would allow for the required setback, but would interfere with the line-of-site for traffic at the corner of Heath Markham road. The idea was discarded.

Jim made a motion to grant the variance as proposed with the stipulation that the sign lighting needs to be in compliance with code. Andy seconded the motion, which passed all in favor.

7235 W Main St –Thorpe

Evan Thorpe presented a request for an area variance to build a 7' x9' deck addition to the back of his non-conforming house. The house side setback is 4.5' rather than the required 10'. A signed letter of agreement was submitted from the adjoining neighbor Shawn Fowler of 7235 W Main St..

The Board reviewed the standard five questions for an area variance and no issues were found.

Steve made a motion to grant the variance as requested contingent on receipt of positive comments from the County Planning Board, which have not yet been received. Duane Thompson seconded and the Board was all in favor.

2828 Plank Rd. - Begin Again Horse Rescue

Kirk Miller presented their request for an area variance seeking relief from front setback for a barn addition. The far corner of the existing barn is 30' from the road right of way where 50' is required. The addition would taper back to a 36' setback at its farthest corner. The addition would contain 8 new stalls for horses that are currently housed in temporary stalls elsewhere. This is not an expansion of the operation. The other sides of the building have a severe slope which precludes building there.

Snow drifting and snow removal was considered, as was possible parking problem. The Board decided that the addition did not affect parking.

The Board reviewed the standard five questions for an area variance and no issues were found.

Steve made a motion to grant the variance as requested contingent on receipt of positive comments from the County Planning Board, which have not yet been received. Andy seconded and the Board voted all in favor.

A motion was made by Steve to close the meeting. Andy seconded and the meeting closed at 8:24.

Cindy DePuy; Secretary.