Minutes of a Meeting of
Board of Zoning Appeals
held September 7, 2017

Members Present: Bruno, Burke, Gess, Miller, Norton
Absent: Tyo, Young
Also present: Jeff Fillar, Building Official of SAFEbuilt, Inc.
Audience: Gerald & Peggy Timmons and Nick & Alicia Moreman

Chairman Norton called the meeting to order at 7:32 p.m.

Motion by Bruno, second by Burke, to approve the minutes of the meeting held August 17, 2017 as prepared and distributed. Motion passed 5-0.

Mr. Norton explained that the Board of Zoning Appeals consists of 7 members by ordinance and by ordinance you need to have the approval of the majority of the 7 members. Tonight there are 5 members present in which that changes the odds because you have to have 4 positive votes to grant a variance or special permit.

Gerard Timmons
28319 West Oakland Road

C.O. 1151.02 The applicant is requesting a special permit to erect an amateur radio antenna structure for their garage roof.

Mr. Norton advised that the Board has had an opportunity to visit the site and review the application.

Mr. Burke stated that he would like to compliment the applicant on his application and appreciated how detailed and thorough it was. He explained that it was helpful with the measurements because if the wind ever took down the antenna it would not hit any power lines or land on any neighbor’s property.

Mr. Burke noted that the total height including the garage, tower, mast and antenna will be 30 feet. Mr. Timmons said yes, and stated that he is under the maximum height code of 35 feet. He explained that the hex-beam antenna is constructed of wire separated by fiberglass spreaders and the antenna wire spreaders at their widest point are 21 feet across.

Mr. Norton seconded Mr. Burke’s appreciation of the applicant’s application and presentation. He explained that it was helpful from the standpoint that people are not very familiar with this type of system and how it operates.
Motion by Burke, second by Bruno, that the property located at 28319 West Oakland Road be granted a special permit to erect an amateur radio antenna structure on their garage roof as per the specs and dimensions submitted with the application.

Roll Call Vote:  
Yean – Bruno, Burke, Gess, Miller, Norton  
Nays - None

Motion Carried 5-0

Nick and Alicia Moreman  
30115 Ashton Lane

C.O. 1359.01(A) The applicant is requesting to install an air conditioning unit on the side yard. The unit will be 5 feet from the property line instead of the required 10 feet.

Mr. Norton advised that the Board has had an opportunity to visit the site and review the application.

Mr. Norton noted that they are requesting a variance of 5 feet.

Mr. Burke verified that the placement of the air conditioning unit will be on the east side of the house.

Mr. Bruno questioned the applicant because it looks like the unit has enough space to be placed behind the south east corner of the house and asked if there is a particular reason why it would be placed per the drawings submitted, instead of behind the home.

Mr. Moreman explained that the only private area that they have is the back patio. Mr. Norton explained that he believes the idea is to move the unit away from the patio. Mr. Bruno noted that the preference of the code is to have the unit placed behind the home.

Mr. Norton explained that there is a requirement that the unit be hidden with year-long vegetation or decorative fencing to hide the mechanical equipment from the neighbor’s home or the street. Mr. Moreman stated that there will be a new bush on the corner and it will be covered.

Mr. Miller asked how are the lines set that will be servicing the rerouted air conditioner. Mr. Moreman explained that there will be a new line set that goes through the crawl space and out to the unit.

Mr. Norton asked if there was a sound blanket included with the unit. He explained that a sound blanket takes the decibel rating of the unit and drops it down even lower which, benefits you and the neighbors.

Motion by Bruno, second by Burke that the property of 30115 Ashton Lane per C.O. 1359.01(A) be granted a variance of 5 feet from the required 10 feet from the side yard property
line to install an air conditioning unit and be installed as specified in the application. Also, if the unit is not equipped be modified to include a sound blanket and when installed there will be year-long decorative screening or landscaping around the unit as submitted per the photos.

Roll Call Vote:       Yeas – Bruno, Burke, Gess, Miller, Norton
                      Nays - None

Motion Carried 5-0

The meeting adjourned at 7:46 p.m.

[Signature]
Jack Norton, Chairman

[Signature]
Kristine Jones, Secretary