

# VIENNA TOWNSHIP ZONING BOARD OF APPEALS

## Wednesday, March 20<sup>th</sup>, 2024

**Roll Call: Present:** M. Johnson, R. Johnson, Mason, Russo, Thomas  
**Absent:** None

**Additionally Present:**

Jennifer Wohlfeill, Recording Secretary  
Robert Lossing, Builder representing applicant

**Johnson called meeting to order at 5:30**

**Previous Minutes:** Moved by Mason, supported by Russo to approve the previous minutes without any changes or corrections.

**All in favor**

**Additions/Changes:** None

**Communications:** None

**Public Comment:** None

**New Business:**

1. **Election of officers-** Mason moves, Russo supports, to elect M. Johnson to the role of Chairperson.

Thomas moves, Russo supports to elect Mason Co-Chairperson

Mason moves, Russo supports, to elect Thomas as Secretary.

2. **2414 Denise Dr-** Variance request to allow an addition to the house to make it ADA compliant, which would lower the rear set back requirement.

Robert Lossing is representing Elizabeth Tufford, the applicant. The addition requested is 1300 sq ft, which consists of 2 bedrooms, bathroom, kitchenette,

living and dining area. Lossing states the current home isn't able to be turned ADA compliant. There is an existing ramp and it will stay, a possible coverage will be added.

Mason mentions how small the lot is, Lossing explains that they're just trying to get an answer of how much of a variance the Board will allow, so he can then figure an approximate layout. He thinks they could get by with 900 square feet.

Lossing and the Board have much discussion of possible sizes, layouts, and what ADA compliant spaces will be required. He's just basing this off hypothetical square footage.

M. Johnson asks the Board if they'd be willing to possibly split the difference of requested set back.

Mason states what they're trying to avoid is 2 kitchens, they don't want a duplex situation. Lossing said he doesn't have to add a second kitchen.

More discussion takes place to determine approximately how much of a variance would be needed to achieve her goal of 900 sq ft for the addition.

Mason moves to allow the rear setback to be 25 foot, giving a 10 foot variance, and have a common kitchen. Thomas supports.

**Yes: Mason, Thomas, R. Johnson, M. Johnson**

**No: Russo**

**Motion Passes**

**Adjournment:** Adjourned by M. Johnson at 5:58 PM

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Mary V. Johnson, Chairperson

Recorded by Jennifer Wohlfeill, Building Administrator