

VIENNA TOWNSHIP ZONING BOARD OF APPEALS

Wednesday, January 31st, 2024

Roll Call: Present: R. Johnson, Mason, Russo, Thomas
Absent: M. Johnson

Additionally Present:

Jennifer Wohlfeill, Recording Secretary
Charles Kleinbrook, Attorney representing the applicant.

Thomas called meeting to order at 5:30

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

All in favor

Additions/Changes: None

Communications: A thank you letter from Sara and Brent Edwards

Public Comment: None

New Business:

1. **Election of officers-** Mason makes a motion to move the election of officers to the next meeting. Russo supports.

All in favor

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.

Charles Kleinbrook is representing Elizabeth Tufford, the applicant. She'd like a family member to move in and needs an addition to her home to be ADA compliant. The family has searched for ADA compliant, one level homes and

the stock isn't there. He asks that if they aren't able to grant the full amount, please consider granting the closest amount possible to what was originally being asked for. The contractor couldn't make it due to health concerns, however he can be reached via cell phone if the board has any questions.

Mason verifies that they're bringing back the same plan and haven't made any changes? Kleinbrook confirms that yes, it's the same request, just with greater detail. She said the board had asked him to bring back a layout of the house to see where the shared space would be and where the bedrooms would be. Kleinbrook said they did request that from the architect, however he said he can't complete that without knowing what the outer perimeter measurements will be. Russo verifies the existing house is 2 bedrooms, and less square footage than the requested addition, so will that contain another two bedrooms? He said no, the addition will essentially be considered a mother-in-law suite. Russo is concerned that the addition is larger than the existing home.

Wohlfeill states what's listed on the plan was what the contractor instructed her to be included in the finished project. The board is concerned with the size, Kleinbrook asks them to keep in mind that the square footage will be larger for the space due to ADA compliancy. R. Johnson asked by keeping the set back as is, how much would that shrink down their available space. Kleinbrook replied that was a technical question that he could call or text the contractor to get an answer for.

Mason mentions that if a 25 foot set back was allowed, it would be 365 smaller, but would still give them about 900 sq feet for their addition and they'd still need a variance, but less of one. She also proposes that if the board moves this way, there should be a stipulation that it should only be a one family residence with one kitchen. Russo replied that we have a set back for a reason, and still can't support it.

Kleinbrook is asking that if the sentiment of the board is to not pass it, please postpone it instead so that both the architect and builder can be here.

Mason moves to postpone the meeting until the contractor and architect can attend. Thomas supports.

All in favor, motion passed.

Adjournment: Adjourned by Thomas

Recorded by Jennifer Wohlfeill, Building Administrator