

CHESTERTON BOARD OF ZONING APPEALS
AUGUST 31, 2016
6:30 P.M.
(Special Meeting)

The meeting was called to order at 6:30 P.M. Present were members F. Owens, K. Goldak, J. Kowalski, R. Riley and President J. Ackerman. Town Engineer M. O'Dell was in attendance. Attorney J. Paulson was present as legal advisor. The pledge of allegiance was recited.

APPROVAL OF MINUTES- None

PRELIMINARY HEARINGS- None

PUBLIC HEARINGS

Brian Lewandowski requesting a variance to allow 5962.5 lot area square footage where the current requirement is 7200 square feet on Parcel A. **Petition 16-07**
(Continued from August 25, 2016)

Brian Lewandowski requesting a variance to allow 5962.5 lot area square footage where the current requirement is 7200 square feet on Parcel B. Please allow the reduction of Parcel B by 1237.50 sq. feet. A second variance is requested to increase the lot coverage from 30 percent to 40 percent therefore a variance of 10 percent. **Petition 16-08**
(Continued from August 25, 2106)

Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Mr. Lewandowski was present. The public hearing was declared open.

Member J. Kowalski said it was the general consensus of the board last week that the petitioner would build two single family homes one on each parcel and not a duplex on the two parcels. The petitioner was agreeable to that.

Attorney J. Paulson said she had written a condition based on the boards comments. The variance shall be contingent upon the construction of a single family home on the property.

She clarified this variance is only valid if he builds a single family home. There would be nothing from stopping him on building a duplex if the lots were not separated. That is the zoning of the property. The BZA has no power to change the zoning of the property. They as a board could only put conditions on the variance.

There was some additional conversation about placing a time limit on the variance but it was the general consensus of the board to not do so.

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It was clarified that one home would face Park Avenue and the other home would face 16th Street. Both Mr. Lewandowski and Town Engineer M. O'Dell were in agreement.

Member F. Owens moved to close the public hearing, accept the Findings of Fact, and grant the variance request for Petition 16-07 contingent upon there only being a single family home constructed on Parcel A. The motion was seconded by member R. Riley and passed by unanimous roll call vote.

Member F. Owens moved to close the public hearing, accept the Findings of Fact, and grant the variance requests for Petition 16-08 contingent upon there only being a single family home constructed on Parcel B. The motion was seconded by member R. Riley and passed by unanimous roll call vote.

OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member R. Riley moved adjournment seconded by member K. Goldak and passed by unanimous voice vote.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

J. Ackerman, President