

**Zoning Board Of Adjustment
September 8, 2021
Draft**

**Meeting: Zoning Board of Adjustment
Date: September 8, 2021**

- I. Meeting called to Order
- II. Pledge of Allegiance
- III. Open Public Meeting Act

IV. Roll Call	Present	Absent
Mr. Richard Borden		X
Ms. Karen Radie		X
Ms. Santori		X
Ms. Valentino	X	
Mr. Zahradnick	X	
Vice Chair Bimmer		X
Chairman Gee	X	
Ms. Bebitch Alt #1		X
Ms. Mortimer Alt #2	X	
Mr. Taylor Alt # 3	X	
Mr. Zerega Alt # 4	X	

V. New Business:

- a. **135 Frederick Ave**-Block 123, Lot 18; Richard Wade; Z-21-10
Zone: Residence District (R-1)
Existing Use: Residential
Proposed Use: Front Porch addition to the existing single-family ranch home.
Application: Bulk or “c” variance for front yard setback

Mr. Richard Wade and Ms. Beth O’Connor Wade were sworn in by Solicitor Kingsbury.

Ms. Beth O’Connor Wade presented their application. They are seeking a variance for the front yard setback requirement. The front yard setback would be reduced from 30.24 to 22.24 feet. The porch they are proposing would be 8’ deep and 12’ wide. The existing front door has no

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protection and has southern exposure which over time has deteriorated the door and frame.

Ms. O'Connor-Wade stated how important the addition of a porch would be to them. They are both working parents and their 85 year old mom assists their children before and after school. The Wade's worry about her safety on the steps (no railings) and feel a porch would be a great place for her to sit while waiting for the children's return. The coverage of the porch is also important to them because they get medications delivered that are packed in "ice".

Ms. O'Connor-Wade cited several neighbors that have added porches to their homes:

115 Frederick Ave
119 Frederick Ave
123 Frederick Ave

Their addition would most mimic 123 Frederick Ave.

Board Member Valentino asked if the stairs would extend out from the porch?
Response was yes, by 3'.

Chairman Gee opened the meeting to the General Public.

Mr. Joseph Walters testified on the Wade's behalf. He is speaking in favor of the Porch addition due to the hazardous condition of having to step back when the storm door opens. He feels the addition of the porch would be consistent with other homes in the neighborhood.

Chairman Gee closed the Public Portion.

A Motion to Approve was made by Mr. Zahradnick, second by Ms. Valentino,
All Approve

- b. 55 W Woodcrest Ave**- Block 129.11 Lot 15; Katie Carangi; Z-21-11
Zone: Residence District (R-1)
Existing Use: Residential

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Proposed Use: Porch at the front of the house and Laundry Room/Office addition at the rear to the existing split level frame dwelling.

Application: Bulk or "c" variance for front yard setback

Ms. Katie Carangi was sworn in by Solicitor Kingsbury.

Ms. Carangi presented her application. She is seeking to build a 120 Square Foot porch with steps at the front leading to the walkway. This would reduce the front yard setback from 26.2 feet to 19.39 feet.

Ms. Carangi is also proposing a Laundry Room/Office addition on the rear of her home. This would be built on top of an existing concrete patio.

Solicitor Kingsbury asked if a variance is needed for the back addition?
Zoning Officer Soni stated No.

Chairman Gee stated that this house was built prior to the 30 Front yard Setback requirement.

Chairman Gee asked applicant about stormwater runoff.
Zoning Officer Soni has spoken with applicant, and she has agreed to take care Of any issues.

Chairman Gee asked if any one had looked at the Grading?

Board Engineer McNulty stated that if there aren't any problems with grading now as a result of the concrete patio, there shouldn't be any as a result of the addition.

Ms. Carangi stated that three other properties have similar porches:

20 E Woodcrest Ave
2 Arlington Ave
13 E Woodcrest Ave

Chairman Gee Opened the meeting to the General Public.
Public Portion Closed

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A Motion to Approve was made by Mr. Zahradnick, second by Ms. Mortimer, All Approve

Old Business:

Minutes: August 2021 Delayed until October Meeting.

Resolutions: Silva Investments 2021-ZB-07

Eligible Voters: Radie, Valentino, Zahradnick, Bebitch, Mortimer and Gee

A Motion to Approve was made by Mr. Zahradnick, second by Ms. Valentino, All Present Voters Approved. Valentino, Zahradnick, Mortimer And Chairman Gee.

Adjourn:

A Motion to Adjourn was made by Chairman Gee, second by Mr. Zahradnick All Approve

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