

ZONING BOARD MEETING
August 10, 2020
7:30 PM
19 N. SMITH ST.
SIDE SETBACK VARIANCE
MINUTES

This hearing was called to order at 7:30pm by Chairman Lori Rodriguez.

Zoning Board members present were: Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr, Leo Simburger. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Beth Buehlhorn and Attorney Carmen Durso.

Chairman Rodriguez asked for a motion to approve the minutes for meetings held on July 23, 2020. Motion was made by Tom Incrocci and seconded by Tom Schanherr. All were in favor. Motion approved.

Deputy Zoning Administrator Buehlhorn read the Public Notice that was published in the Freeburg Tribune on July 23, 2020.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

Applicant, Jake Yarber, was sworn in to speak.

Yarber explained they have an existing 2-garage that is too small and damaged, and they plan to tear it down. This garage is only 18-inches off the property line, and it is also difficult to back out of the garage onto Buchanan St. With the Legion/Mickey's and TLC Daycare businesses, after 5:00pm, it is difficult to find a place to park on the streets. They would like to replace it with an enclosed carport (three sides). They are asking for a variance of seven-feet on the south side. Yarber also stated there is a second out-building that encroaches on the Hagene property on the south side that will also be removed.

Attorney Durso asked where the property is located and what the size of the lot is – Yarber stated it is 50-feet wide by 150-feet deep. Durso asked how old the house was – Yarber stated it was built in the 1800's and is one of the oldest in Smithton. Yarber noted there is also a problem with standing water between his and the Hagene property and with where the buildings currently stand, they are not able to correct the issue. Durso asked if he is limited with the location of the proposed carport because of the width of the lot – Yarber stated yes. Durso stated this is a hardship to Yarber.

Board Member Schanherr asked about the carport. Yarber stated there will be no power or water run to the building; it will be used for storage and parking cars. It will have 3-12 pitch roof

being 14-foot high with 10-foot walls and will withstand 140MPH wind, it will measure 30-feet wide by 40-feet long. Incrocci confirmed with Engineer Saeger that there is a 10-foot easement to the west of the property. Yarber will place the garage 12-feet from the property line.

Durso asked Saeger, in his opinion, if there will be a visual obstruction – Saeger believes it will not with the driveway being in the middle of the block.

Incrocci asked if there would be a hardship if this request was not approved. Yarber stated he would have to park vehicles on the street where it is difficult to find spots and with being on the street there is more opportunity for damage to their vehicles.

A motion was made by Tom Incrocci and seconded by Dale Becherer to approve the request for a seven-foot side setback on the south side of property. Roll call was taken. Tom Incrocci, aye; Dale Becherer, aye; Mark Parker, aye; Tom Schanherr, aye; Leo Simburger, aye. Motion approved.

Meeting continued for Deerfield Estates, and adjourned at 9:03pm.