

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

October 20, 2021

7:30pm

Houghlan – 226 N Julia St

The hearing was called to order at 7:30pm. Deputy Zoning Administrator Schlarman informed the Board that Chairman Rodriguez was unable to attend and asked the Board to appoint a member to Chair the Hearing. Board member Tom Incrocci then chaired the Hearing.

Zoning Board members present were: Tom Incrocci, Dale Becherer, Tom Schanherr, Leo Simbuger, Julie York and Jesse Carlton. Also present were Zoning Administrator and Engineer Scott Saeger and Deputy Zoning Administrator Michelle Schlarman. Chairman Lori Rodriguez was absent. Attorney Carmen Durso was absent.

Acting Chairman Incrocci asked for a motion to approve the meeting minutes from September 27, 2021, Prestito-114 S Smith. A motion was made by Leo Simburger and seconded by Julie York to approve the minutes from the hearing on September 27, 2021. All members were in favor, with 2 abstaining. Motion was granted.

Deputy Zoning Administrator Michelle Schlarman read the notice as published in the Freeburg Tribune.

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

The applicants were sworn in by Deputy Administrator Michelle Schlarman.

Larry and Pamela Houghlan explained to the Board that they would like a 9-foot side and rear setback variance to install a shed 3 feet from the property line in their backyard. They stated that if they follow the Ordinance guidelines of 12 feet for B-1 zoning, their yard would be greatly diminished because the shed would be almost in the middle of the yard which would limit their daughter's play area. They were not aware when they bought the house that the property was zoned B-1. They also plan to replace the existing chain link fence on their property line with a vinyl fence.

The Houghlans gave the following answers to questions from the Zoning Board: Mr. Houghlan is a retired carpenter and would like to build his own stick-built shed with siding to match the

house, corner posts will be set in concrete, without electricity. There are no utilities, water or sewer near the shed. The shed will be completely inside of the fence. They plan on taking care of the area between their fence and their neighbor's fence.

Engineer Saeger stated that they will be well within the maximum lot coverage limit.

Acting Chairman Incrocci stated that the diagram provided by the Houghmans does show that due to the property zoning restrictions, it would be a hardship for them if the variance was denied.

Jesse Carlton made a motion which was seconded by Tom Schanherr to approve the 9-foot side and rear setback variance for placement of a shed at 226 N Julia. Roll call was taken: Jesse Carlton, yes; Tom Schanherr, yes; Tom Incrocci, abstain; Dale Becherer, yes; Leo Simburger, yes; Julie York, yes. Motion was granted.

The Houghlan hearing concluded at 7:49pm. The Board proceeded with the second hearing.