

ZONING BOARD OF APPEALS MEETING

June 16, 2022

6:00 PM

The meeting was called to order by Chairperson Kathy Taylor at 6:00 PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

Kathy Taylor, Chairperson

John Yurco

Bob Faynor

Ernie Rivera

Craig Coleman

Also in attendance: Jim Sanders, Alternate Member

Bill Gabak, Jr., Zoning Officer

Dan Mahaney

Bob Faynor made a motion to approve the minutes of May 19, 2022, seconded by Ernie Rivera. Approved AYES 5-0.

The purpose of this meeting was to hear the following request:

Daniel Mahaney, 5773 West Lake Road, Tax Map #130.04-1-14, is requesting a variance to the provisions of Section 8-20 of the Fleming Zoning Code in order to place an aboveground pool 10 ft from the rear property line (20 ft required).

Mr. Mahaney stated that the property behind him is just a field and his neighbor to the north owns that property and is fine with the pool being that close. Applicant stated that it will give him a little more room in the backyard and not be dominated by the pool. The pool will be a 21' round aboveground pool. He indicated that two of the three trees shown on the map in the backyard are still there. One was taken down to provide room for the pool.

Chairperson Taylor reviewed the five criteria for granting the area variance with the Board Members.

Applicant indicated that at this point he would just have a ladder into the pool. Mr. Gabak advised him to be sure it is a locking safety ladder. The Board advised him that if he does put a deck on the pool in the future, it would have to be towards the house side so it doesn't encroach on the variance anymore. Applicant was agreeable to that.

Bob Faynor made a motion to vote on the variance request, seconded by John Yurco.

Roll call vote was taken by the Board.

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| Craig Coleman | YES |
| Ernie Rivera | YES |
| Bob Faynor | YES |
| John Yurco | YES |
| Chairperson Taylor | YES |
| MOTION APPROVED | |

Chairperson Taylor advised applicant that work must be commenced within six months of the issuance of this variance and finished within two years; otherwise, the variance would automatically expire.

Chairperson Taylor made a motion to adjourn the meeting, seconded by Craig Coleman. Time was 6:10pm.

Respectfully submitted,

Cindy Schiminske
Clerk, Zoning Board of Appeals