

ZONING BOARD OF APPEALS MEETING  
November 17, 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  
Ernie Rivera  
John Yurco  
Craig Coleman

Absent: Bob Faynor

Also in attendance: Bill Gabak, Jr., Zoning Officer  
Chris Geherin  
Matt & Kim Schulze  
Manfred Lepak  
Steve Felton

John Yurco made a motion to approve the minutes of October 20, 2022, seconded by Ernie Rivera. Approved AYES 4-0.

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

1. Christopher Geherin, 5919 Petre Drive, Tax Map #123.18-1-50.1, is requesting a northwest front yard area variance of 29.5 feet from the required 50 feet (Bulk & Use Table Lakeshore District) in order to construct a 1600 sq ft house with garage. This is a corner lot so both the northwest and northeast sides of the property are considered front yards.

Mr. Geherin stated that he originally requested a variance of 29.5' but after talking with neighbors and considering it, he would like to put his garage on the opposite side. On the application that he previously submitted, it would only allow him a 30' driveway. The elevation to where the garage would start is about a 15' drop, a very steep hill. Additionally after checking grades, the driveway would be sloped. The drainage would be more natural and more cost efficient if he didn't have to deal with the drainage issue. On his revised plans, the garage would be facing the neighbors. The position of the house would change on the lot. Applicant is requesting a 20' northwest front yard area variance instead of the 29.5' originally requested.

The applicant was advised that because of the fact that he is changing the requested variance, he would need to submit a revised application so the proper procedure can be followed. Applicant stated that he would take care of that right away.

Chairwoman Taylor made a motion to table the variance so that the applicant can submit the revised paperwork until the December 15<sup>th</sup> Meeting, seconded by Craig Coleman. All in favor.

2. Matt Schulze, 2737 Almond Drive, Tax Map #130.05-1-11.11, is requesting a variance to the provisions of Section 7-16A(2)a of the Fleming Zoning Code in order to construct a 12' x 22' greenhouse in the front yard.

Matt and Kim Schulze were present to discuss their plans for the greenhouse. There was discussion about front yard vs side yard definitions. They were asked if they could move the greenhouse to the back of the property but applicant stated that would require a lot of tree removal as the greenhouse would need some exposure. There was also concern regarding the placement of the utility lines on the lot. Mr. Gabak stated that he would consider the garage the beginning of the front yard. They were asked if they could move the greenhouse back towards the garage and the house.

Applicants agreed to reconsider the placement of the greenhouse based on discussions with the Board. They were going to work on that and provide a new plan for the placement of the greenhouse.

Chairwoman Taylor made a motion to table the variance so that the applicants can submit a revised plan until the December 15<sup>th</sup> Meeting, seconded by Craig Coleman. All in favor.

Chairperson Taylor made a motion to adjourn the meeting, seconded by Craig Coleman. All in favor. The time was 6:32pm.

Respectfully submitted,

Cindy Schiminske  
Clerk, Zoning Board of Appeals