

## **APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS ZONING BOARD OF APPEALS**

**Date and Time:** Thursday, July 21, 2022 – 5:30 P.M.

**Location:** Virtual Meeting via Zoom

**Call to order** – The meeting was called to order at 5:33 pm by Chairperson Gary Johnson.

**Members present:** Mr. Johnson, Gard Strother, Dietmar Bassuner, Jane Hamblen and John Clancy.

**Others present:** Kelly Tormachy, Amanda Yeglic, Eric Sorensen, Bruce Allison, Ray Kline, Austin Tierney, Tamara Dean, Tim Stieve of Town & Country Engineering, Administrator Sharon Eveland and Administrative Services Manager David Sykes.

**Approval of April 17, 2022 meeting minutes:** Mr. Bassuner moved and Ms. Hamblen seconded a motion to approve the previous meeting minutes.

Vote: 5-0 (approved).

**Process and Procedures Orientation:** Mr. Johnson explained the purpose of the Zoning Board of Appeals and the process that will be used to consider the requests submitted.

### **Request to encroachment into the 25’ setback of at most 6’ on the south end of a garage and second story addition at 3225 Tally Ho Lane**

Property owners Eric Sorensen and Amanda Yeglic reviewed their zoning appeal. Their current garage is small at 12’ wide and 11.5’ deep. They proposed a 20’ wide x 24’ deep garage with second story living space. The Western Road setback is 25’ and the addition would result in a triangular shape encroachment from zero to 6’ into the 25’ setback. The existing garage cannot fit one car with bikes and other gear used by their three kids. There is no extra living space for guests/family to stay at the house. They feel the encroachment into a 25’ setback would not adversely impact the neighborhood. They feel it will enhance the property and improve the neighborhood.

Austin Tierney, 3309 Tally Ho Lane, supports the project. He feels it will improve the property and the encroachment into the setback will not impact the neighbors.

Tamara Dean, 911 Western Road, is the adjacent backdoor neighbor. She also supports the project. The Zoning Board asked some questions of the applicants and deliberated on the appeal. The small and irregularly shaped corner lot does result in some practical difficulty to remodel for a usable one-car garage.

Mr. Bassuner moved and Mr. Strother seconded a motion to grant the zoning appeal as presented.

Vote: 5-0 (approved).

### **Request to allow splitting of a driveway creating two 20’ approaches on a lot width that is less than 100’ at 3407 Circle Close**

Property owner Kelly Tormachy reviewed his zoning appeal. The existing driveway is crushed granite that goes straight from the garage to a 27’ curb opening. He would like to install a concrete or asphalt driveway that would split to two curb 20’ openings that would allow for some creative landscape design of the driveway and approaches. The Zoning Code does not allow for two curb openings on lots narrower than 100’ wide. Mr. Tormachy acknowledged that there is not a hardship or practical difficulty with a single curb opening but rather an opportunity for creative expression to match the style of the home. His neighbors have seen the design and do not have any issues with it.

The Zoning Board understands the intent of the appeal and are appreciative of the design but they struggle to find a hardship or practical difficulty that would necessitate two curb openings. Mr. Strother moved and Ms. Hamblen second a motion to grant the zoning appeal as presented. Vote: 0-5 (denied).

**Request to allow a 7’ screening fence at 3419 Crestwood Drive**

Property owner Bruce Allison explained his desire to install a privacy fence for his back yard neighbor. Previously his lot was heavily wooded. The prior owner removed the trees with the intent of building a house on the lot. The sloping topography of the lot allows a direct view into the neighbor’s home. To be a good neighbor he has applied for a 7’ screening fence at his neighbor’s request. One of his other neighbors indicated they would support a 6’ fence but not a 7’ fence. He would like to revise his appeal to be for a 6’ screening fence only along the rear lot line. The zoning code allows a 5’ screening fence with written approval of the adjacent neighbor(s). The Zoning Board and staff discussed the variance specifics and the mechanics of administrative issuance of a fence permit.

Mr. Bassuner moved and Ms. Hamblen seconded a motion to grant the amended variance for a 6’ screening fence contingent upon written approval from the adjacent neighbor. Vote: 4-1 (Mr. Strother voting no, approved).

**Request to allow an 8’ screening fence at 1007 University Bay Drive**

Property owner Ray Kline explained that his property is adjacent to the Waisman Center school/daycare’s playground area. There is an existing 4’ chain link fence on the Waisman Center’s property. He would like to install a privacy screening fence to separate his property from the kids. He also feels it is a safety issue since he has a dog and there is the possibility the dog could interact with Waisman center kids through the chain link fence. He originally proposed an 8’ screening fence but now does not want something that tall. He’d be satisfied with a 6’ screening fence. Staff clarified the requirements to issue a permit for a screening fence and the specifics of this variance request.

Mr. Bassuner moved and Mr. Clancy seconded a motion to grant the amended variance for a 6’ screening fence contingent upon written approval from the Waisman Center. Vote: 5-0 (approved).

**Discussion and possible establishment of a regular monthly meeting date:** The Zoning Board members were in favor of setting a regular date for monthly meetings (as needed). They set the third Thursday of each month at 5:30 pm for their regular meeting date.

**Adjourn** – The meeting was adjourned at 7:03 pm.

Respectfully submitted,

David Sykes  
Administrative Services Manager