

SYLVAN TOWNSHIP ZONING BOARD OF APPEALS

November 28th, 2018

Members present:

Steve Kiss
Ed Blissick
Tom Bareis
Mark Hergenreder
Angela Menegay

Others present:

Carol Konieczki, Zoning Administrator
Scott Diels
Grace Diels

Members absent: None

This meeting was called to order at 7:12pm by Chairman Kiss. Proper notices had been sent and posted.

Public Comment – None

The minutes of the September 6th, 2018 meeting were reviewed. The minutes were approved in a unanimous vote.

Old Business – None.

New Business - Variance for 546 Highland Dr. The architect for the project, Scott Diels, described the project as submitted in the variance application. They will demolish the home and rebuild on the existing footprint. They would like to raise the house about a foot to provide for a higher ceiling. Based on the application, a discussion ensued that the building height should be increased on the application from 24'4" to 26". This would not require additional variances as it was within code but would facilitate a higher ceiling. The height in the variance application was modified to 26'.

Chairman Kiss noted that the basement must be more than 50% below grade to qualify as a basement and Mr. Diels confirmed it would be. Chairman Kiss also noted that if the variance was approved, the applicant would also need to obtain approval from Chelsea Area Construction Authority for soil erosion control because the lot slope was more than 20%. Mr. Diels acknowledged that.

There was no further public comment from the audience.

Chairman Kiss asked for a vote on the 7 standards of the review and the board agreed they met the standards of review by a unanimous vote on each standard.

Chairman Kiss made a motion to approve the variance for 546 Highland Dr. as described in the application. The motion includes the information, justification and requirements in the staff report. The Chelsea Area Construction Authority also has to approve the construction due to the slope being greater than 20%.

Ed Blissick 2nd the motion. The motion was approved in a unanimous vote.

A discussion was held to review the 2019 ZBA meeting schedule. No changes we made to the schedule.

The meeting was adjourned at 7:50 PM.