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**ZONING BOARD OF ADJUSTMENT MEETING**

March 12, 2019

Meeting called to order by Chairman Joe O'Brien at 7:31 A.M.  
Members present were: Joe O'Brien, Danny Hayes, Mike Harris, Mike Kelley and Joe Schifano.  
Building Inspector Mitch Morgan was also present.  
The following request was presented:

**Variance request:** 2.0' variance at the front building line of the property

**Location:** 311 Birkdale Cove, Lot 2221 in Birkdale at Ballantrae

**Applicant:** Dal Properties LLC

Peter Kanakis, General Manager for Dal Properties LLC, presented the request stating Dal Properties LLC submitted building plans to the Building Department for lot 2221. Buck Callahan staked 4 corners for the home, Peter redlined the plans as shown in the packet, but unfortunately Buck didn't account for the 3ft shift. Peter also let the Zoning Board know the slab crew they hired noticed it was 3ft short and did not let the builder know. When Buck was surveying the lot he then noticed the house was moved forward 3ft. Joe Schifano asked if the home was framed yet. Peter answered yes the house has been framed. Peter also informed the members that Dal Properties LLC owns all homes around this lot except lot 2218. Joe Schifano stated that the Zoning Board of Adjustments is there to help property owners within the City of Pelham that made an unintentional mistake. Mr. Schifano expressed that he appreciates the Building Department enforcing needing a form board survey before the slab inspection can be scheduled.

Mike Kelley made the motion to approve the 2.0' variance as presented. Mike Harris seconded the motion and all approved. Variance was granted.

With no other business to come before the board Joe O'Brien asked for a motion to adjourn. Danny Hayes made the motion to adjourn. Joe Schifano seconded the motion.

The meeting was adjourned at 7:48 AM.

READ AND APPROVED / Bob Miller, Building Official  
Respectfully submitted,  
Kelsey Cunningham  
Secretary