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ZONING BOARD OF ADJUSTMENT MEETING

April 19, 2017

Meeting called to order by Chairman Joe O'Brien at 7:30 A.M.
Members present were: Joe O'Brien, Danny Hayes, Mike Kelley, Mike Harris, and Joe Schifano.
Building Official Bob Miller was also present.
The following request was presented:

Variance request: 11 foot variance on the rear setback line of the property.
Changing the setback line from 40 feet to 29 feet.
Property located at Lot 905, 120 Carnoustie Crest, Ballantrae

Applicant: Kenneth M. Graves

Kenneth Graves presented the request stating he misunderstood the setback requirements for the property. He thought the setback was a 30 foot setback instead of a 40 foot setback. He stated that the porch was the only thing that was over the setback, however, the porch does have covered walls and footings under it. Mr. & Mrs. Novitski was present and wanted to know how it got to this point before being stopped? Bob Miller spoke to the fact that it was caught because the foundation survey was presented which is required by the City of Pelham. Once it was discovered Mr. Graves was asked to stop construction and bring it before the Zoning Board of Adjustments. They stated they have no problem with the variance request. Mr. Hal Brown was present representing the City of Pelham and Ballantrae Golf Club, he stated the city would have no problem with the variance request either.

Mike Kelley made the motion to grant the variance as presented. Danny Hayes 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. Mike Harris made the motion to adjourn. Joe Schifano seconded the motion.

The meeting was adjourned at 7:40 AM.

READ AND APPROVED / Bob Miller, Building Official

Respectfully submitted,
Cathy Sweeney
Secretary