

ACTION REPORT
Board of Zoning Appeals
September 21, 2010
7:00pm

I. Call to order and pledge

II. Introduction of Board members

- Members present: Scott Kilgore, Nancy Plesnarski, Gary Willis, Todd Chernik, Walter Rekuc, John McRae, Jim Hilley

III. Approval of August meeting minutes

- Motion to approve: Nancy Plesnarski
- 2nd: Scott Kilgore
- Vote: 4-0, 1 abstained, Motion Approved

IV. Public Hearing

- **V10-008**, 13366 Freemanville Road, Igor Dubovoy
Request(s):
 - To allow a guesthouse to exceed the maximum allowed 1,500 square feet
 - To allow a guesthouse to be located in the front yard (Article 64-1598.b.3,5)
- Motion to **approve with conditions**: Walter Rekuc
 - Conditions:
 - The guest house should not exceed 3,000 square feet of heated floor space, above the basement;
 - The guest house should be of a style similar to, and finished with materials that match the main house;
 - Clearing shall be limited to the area required for the house, drive, roadway, septic system and utilities parallel to the driveway;
 - The house shall be located a minimum of 150' from the eastern (Friedman) property, and 50' from the northern property line;
 - The septic system shall remain out of the minimum side yard.
- 2nd: Scott Kilgore
- Vote: 7-0, Motion **Approved**
- **V10-009**, 14350 Morning Mountain Way, Danny Holt
Request(s):
 - To allow an outdoor fireplace to be located in the side yard (Article 64-77.2.b.2)
- Motion to **approve with conditions**: Walter Rekuc
 - Condition(s):
 - Fireplace shall be constructed no closer than 10' from property line
- Vote: 7-0, Motion **Approved**



V. Other business

- Discussion concerning outdoor fireplaces
 - Board prefers to continue review on a case by case basis.

VI. Adjournment