

TOWN OF NEWSTEAD - ZONING BOARD OF APPEALS
MINUTES of September 7, 2004

Present: Bill Kaufman
Dave Wakeman
Ike Cummings
John Olaf
Christine Falkowski, Recording Secretary

Bill called the meeting to order at 7:35 PM and led the Pledge of Allegiance to the American flag.

Dave motioned to approve the minutes from August 31, 2004, seconded by Ike and all approved.

6910 Cedar Street – Tammy Mages

Decision on area variance request of 10 feet to erect an attached two-car garage on the south side of the house (on the property line) at 6910 Cedar Street. Code states the minimum side yard in the R-A district shall be 10 feet for each dwelling.

Steven Bedford owns the vacant land south of Tammy Mages. Option (a) to purchase land from Bedford is not possible, as Mr. Bedford has 450' feet of frontage, giving him the split potential for exactly three 150' building lots. Option (b) to get an easement from Bedford is not an option. Mr. Bedford stated he gave an easement to Karcher's to the south of him, and it took one year to complete the process. Option (c) to build a smaller garage is not desirable. Ms. Mages stated that most 2-car garages are 24'. She found only one plan on-line that was 20'. The roof overhang would be minimal (inches), and the eaves will run east-west, instead of north-south.

John motioned to approve an eight foot variance, seconded by Ike, and all approved.

Akron Airport - Christian Airmen, Inc.

Dave motioned to accept the Negative Declaration Notice of Determination of Non-Significance that identifies areas of concern, as prepared, seconded by Ike and all approved.

Dave motioned to adjourn the meeting at 8:15PM, seconded by Bill and all approved.

Respectfully submitted,
Christine B. Falkowski
Recording Secretary