**VILLAGE OF VICTORY**

**ZONING BOARD OF APPEALS**

**MONTHLY MEETING MINUTES**

June 21, 2017

Public Hearing 6:35 pm/Regular Meeting to Follow

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PUBLIC HEARING 6:35PM

**Case # 2017-03**

Mechelle Fisher

1 Jay Street, Victory Mills

Variance Request: Area Variances for 10X11 porch

District: SF-2

Chairperson O’Neill asked for a motion to open the public hearing on June 21, 2017 at 6:42pm. ZBA Member Heather Freebern made a motion to open the public hearing with ZBA Member Terrie Wolcott seconded the motion. Vote: 3-0, all ayes. Besides the ZBA Board only interest person was in attendance.

Chairperson O’Neill explained that the zoning board of appeals has an application request for three area variances for 1 Jay Street. This is in order to construct a 10X11 deck with railings off the north side of the single family residence. The property is located in the Single Family Residential District 2 (SF-2).

The following area variances are outlined as follows; lot area 4040.1 sf, front yard setback 23’ and rear yard setback needs 16.1’. The residence is an existing non-conforming lot but the new construction requires the need to comply with all items in the zoning law.

Chairperson O’Neill asks if any of the zoning board members have any questions. Having none, the Chair proceeded and stated that we have received the required certificate of mailing.

Further the applicant was asked if she had any questions. Applicant Mechelle Fisher stated the proposed deck is very small, the yard is quite wet she would like to be able to entertain and make some home improvements as a new homeowner.

Leslie Dennison, 23 Pond Street, adjacent neighbor to the north, wanted to say welcome to the neighborhood and it will be nice to have some neighbors again (as the residence had been vacant).

Chairperson O’Neill asked for any final questions. ZBA Member Wolcott stated it will be a nice improvement to the home and supports the variance requests.

Since there were no more comments, Chairperson O’Neill closed the public hearing.

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**Village of Victory**

**Zoning Board of Appeals Minutes**

**June 21, 2017**

**Page: 2 of 2**

Roll Call:

Chairperson Jaime O’Neill – present, Terrie Wolcott – present, Heather Freebern – present and Recording Secretary Maureen Lewsey - present.

Announcements: None

Approval of Minutes:

* Meeting minutes were TABLED at this time as the meeting was late and a full board was not present at the meeting in question (May 22, 2017).

Returning Applicant: None

New Application:

**Case # 2017-03**

Mechelle Fisher

1 Jay Street, Victory Mills

Variance Request: Area Variances for 10X11 porch

District: SF-2

Chairperson O’Neill states that a public hearing was just held and that there were no questions relative to the zoning application for three variances that were outlined. Having said that, Chairperson O’Neill asked if there is a motion to proceed on the application request.

ZBA Member Wolcott made a motion to approve the three requested variances as outlined in the zoning application; lot area 4040.1 sf, front yard setback 23’ and rear yard setback needs 16.1’with ZBA Member Freebern seconded the motion. Vote: 3-0, all ayes. Motion Passed.

A notice of action will be file as permanent action of the zoning board and a copy will be sent to the applicant and provided to the village Code Enforcement Officer.

Old Business: None

New Business: None

Open Floor: None

Next Meeting: July 17 at 6:30pm, if necessary

Adjournment:

**ZBA Member Terrie Wolcott made a motion to adjourn the meeting with ZBA Member Heather Freebern seconded the motion. Vote: 3-0, All Ayes. Meeting Adjourned.**

Respectfully Submitted,

Maureen Lewsey

Maureen Lewsey

ZBA Recording Secretary