

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
DECEMBER 12, 2007

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Present: Alternates – Accorsi, Clauson

Absent: Alternate – Gotch

BRUCE E. SHIEBER – 7:00 PM

To hear comments on the application of Bruce E. Shieber, 928 Mansfield City Rd, for a Variance of Art VIII A – Schedule of Dimensional Requirements to renovate an existing single-family residence, which is 5' from required setback, and increase footprint.

Mr. Shieber purchased the house in 1985. Although the lot is 4 acres, there is a very small area suitable for building due to ledge and a steep drop off. The house has structural flaws and has deteriorated. He plans to raze the existing wooden structure down to the first floor decking and construct a new 3-bedroom, farmhouse style structure of approximately 2300 square feet. The first floor bedroom suite is to be configured to allow elderly/handicap living space, including bathroom, hallways, and exits. The covered porch will be extended to wrap around the house.

The existing house is 5' from required setback. The proposed renovations require an approximate 10' expansion of the same wall. The hardship is the amount of ledge on the property and a severe drop off.

A Neighborhood Opinion Sheet was received showing no objections from neighbors.

BUSINESS MEETING

Fraenkel made a motion to approve the application of Bruce E. Shieber, 928 Mansfield City Rd, for a Variance of Art VIII A – Schedule of Dimensional Requirements to renovate an existing single-family residence, which is 5' from required setback, and increase footprint, as shown on submitted plan

All in favor: Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

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Reasons for approval:

- Topography is a definite hardship
- Renovations will be a great improvement of property

NEW BUSINESS

Zoning Agent, Curt Hirsch, explained that there was some confusion with the variance that was granted to Russell & Cheryl Hebblewaite on October 24, 2007 for a pre-built garage. Mr. Hirsch notified the Hebblewaites that they had not taken out the proper permits and later went to the property to inspect the garage and saw there was a problem with the measurements. The applicants measured from the street rather than the front property line, leaving them in need of an additional 6' variance.

Fraenkel moved that the Hebblewaites move their structure to conform to the granted variance. All in favor.

APPROVAL OF MINUTES FROM NOVEMBER 14, 2007

Wright moved, seconded by Fraenkel to approve the minutes of November 14, 2007 as presented.

All in favor.

ADJOURNMENT

Meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Julie Wright
Secretary