

VILLAGE OF ROCKTON  
ZONING BOARD OF APPEALS

Thursday, September 13, 2018  
7:00 P.M.

Minutes

Chair Gary Kovanda called the meeting to order at 7:03 p.m.

I. Roll Call

Present: Tom Herschlag, Gary Kovanda, Caitlin Pusateri, Sheila Ritter and Ryan Swift.  
Absent: Ryan Gailey, Tom Polaski  
Staff Present: Patricia Diduch.

II. Approval of June 14, 2018 Minutes

Motion made by Ms. Ritter. Second by Mr. Swift. Motion approved by voice vote, 5-0.

III. Request for Variance for a Detached Accessory Structure Minimum Setback from the Principal Structure from 12 Feet to 0.67 Feet in the R1 Residential Single-Family District – 2324 Winfield Ct., John Rabczak

Mr. Kovanda opened the public hearing and swore in Mr. John Rabczak. Mr. Rabczak described the variation request, explaining the 75-foot wide easement in the rear of the property. Mr. Swift asked where the shed is currently, and Mr. Rabczak stated it is 8 inches from the house. He described the grading of the slope into the easement. Mr. Kovanda asked the petitioner questions about the diagram he submitted of the property.

Mr. Kovanda asked several clarifying questions about Mr. Rabczak's shaded aerial photo. Mr. Swift asked about the Planning Commission's findings, and Ms. Diduch clarified that the Planning Commission did not state there was available space on the lot but that the variance did not meet all the variance criteria. Mr. Swift asked if anyone had complained about it, and Mr. Rabczak and Ms. Diduch stated no one had complained about it.

Mr. Kovanda closed the public hearing.

Mr. Kovanda stated he had a hard time seeing the shed from E. Rockton Rd., and he thought it would be sticking out in the yard. He added that he thought it blended with the house. Mr. Kovanda added that he thought the lot has a particular hardship.

Mr. Swift made a motion to approve the Findings of Fact amended in the affirmative. Second by Mr. Herschlag. Findings of Fact approved, 5-0. Ms. Ritter made a motion to approve the variance with the condition that the shed have the appropriate fire wall. Second by Mr. Swift. Motion approved, 5-0.

V. Old Business

None.

VI. New Business

None.

VII. Adjournment

Motion made by Ms. Ritter. Second by Mr. Herschlag. Motion approved by voice vote, 5-0. Meeting adjourned at 7:13 p.m.