

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, NOVEMBER 19, 2020**

The Northport Board of Zoning Adjustment was called to order at 6:09 p.m. on Thursday, November 19, 2020, in the Council Chambers of the Northport City Hall by Chairman Jason Ward.

Upon roll call the following members were found to be present: Mr. Jon Garner, Mr. LaParry Howell, Mr. Earnest O'Rourke, Mrs. Susan Rue and Mr. Jason Ward. Absent and failing to vote was Mrs. Tamaria Madison. Also present were staff members Mrs. Julie Ramm, Mr. Ron Davis, and Mrs. Nannette McKinney

Approval of Minutes

Motion by Mr. Jon Garner to approve the minutes for October 15, 2020. **Seconded by Mr. Jason Ward.** Roll call vote was as follows: Mr. Garner -Yes; Mr. Ward – Yes; Mr. Howell-Yes; Mr. O'Rourke- Yes and Mrs. Rue- Yes. **Motion carried.**

Approval of Agenda

Motion by Mr. Jon Garner to approve the agenda for November 19, 2020. **Seconded by Mrs. Susan Rue.** Roll call vote was as follows: Mr. Garner-Yes; Mrs. Rue-Yes; Mr. Howell-Yes, Mr. O'Rourke- Yes; and Mr. Ward. **Motion carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest - None

Notice of Right to Appeal – Mr. Ward stated the Notice of Right to Appeal procedures were on the back of the agenda.

Old Business

V-20-14 Melissa A. Pugh – Requests variance from setback requirements located at 4058 Dalewood Street.

Melissa A. Pugh, 4058 Dalewood Street, appeared before the board stating her garage has been enclosed. Mrs. Pugh stated she would like to put a covered carport in front of her enclosed garage. Mrs. Pugh stated she is requesting a 7 ½ feet variance to have enough room to construct the carport. Mrs. Pugh stated the roof will be a gable to accent the style of the house.

Jon Garner asked what type of roofing material would be used.

Melissa Pugh stated the roofing material will be shingles.

Julie Ramm stated the proposed 20 x 19 carport addition would extend into the setback approximately nine feet, leaving a 26-foot front setback.

Susan Rue asked how the carport effects the appraisal of the house.

Melissa Pugh stated it would give her more storage and add value.

Susan Rue asked if there were other homes in Huntington Place similar.

Melisa Pugh stated yes.

Motion by Mr. Jon Garner to approve the requested variance from the minimum front setback requirement from 35 feet to 26 feet located at 4058 Dalewood Street. **Seconded by Mr. LaParry Howell.** Roll call vote was as follows: Mr. Garner-Yes; Mr. Howell-Yes; Mrs. Rue-Yes, Mr. O'Rourke-Yes; and Mr. Ward. **Motion carried.**

New Business

V-20-17 Kevin & Mary Young – Requests variance allowing multi-family in a single-family residential zone located at 6415 Grand Brook Drive.

Kevin & Mary Young, 6415 Grand Brook Drive, appeared before the board stating he bought the house 3 years ago. Mr. Young stated the house has a shed/pool in the back yard. Mr. Young stated he is requesting a variance to allow for an addition to be added to shed for use as an ADA accessible apartment for a family member. Mr. Young also stated his son was involved in a diving accident and is now quadriplegic. Mr. Young stated the current shed with the addition would allow him to live independently while at the same time have family close to care for him. Mr. Young also stated the way the building is currently located it is less than a foot from the side of the property line. The front of the building is estimated to be 2 ½ feet from the side setback.

Jon Garner stated the variance requested would be allowing multi-family in a single-family residential zone.

Mr. Kevin Young stated the location also allows for easy access to and from the driveway entrance. Mr. Young also stated the building also could be used as a mother-in-law suite if his son decides to move. Mr. Young stated other property owners have sheds in the same general area and should not have any impact.

Mary Young stated there will be an entrance from the driveway into the house. If there is a second entrance it will be through the bathroom.

Julie Ramm stated the structure would have to be 10 feet from the primary structure

Motion by Mr. Jon Garner to approve the requested variance to allow a Multi-family structure in a single family residential zone with conditions that the structure will have the same address and utilities and the occupancy will be limited to family members only. **Seconded by Mr. Jason Ward.** Roll call vote was as follows: Mr. Garner-Yes; Mr. Ward-Yes; Mr. Howell-Yes, Mr. O'Rourke-Yes, Mrs. Rue-Yes. **Motion carried.**

V-20-18 Kevin & Mary Young – Requests variance from setback requirements in Section 607.03 for an accessory structure located at 6415 Grand Brook Drive.

Kevin & Mary Young, 6415 Grand Brook Drive, appeared before the board stating a request for a variance from the side yard setback allowing construction of an addition to the existing shed/pool house. Mr. Young stated the existing shed which sits in the back-right corner of the property has a set back of .25 feet in the back corner and angles along the side yard to a 2.33-foot set back at the front right corner of building. Mr. Young also stated they would like to continue the addition to the building along the same line with the addition having the 2.33 set back from the side property line continuing 34' with the front of the new building having a 4.75 foot set back from the side property line.

Julie Ramm stated she spoke to Roger Potter, Northport Fire Department, who inspected the site and found there were no fire code issues with the proposed addition.

Motion by Mr. Jon Garner to reduce minimum setback requirement from 5 feet to 2.25 feet. **Seconded by Mr. O'Rourke.** Roll call vote was as follows: Mr. Garner-Yes; Mr. O'Rourke-Yes; Mr. Howell-Yes, Mrs. Rue-Yes; and Mr. Ward. **Motion carried.**

IX. DISCUSSION

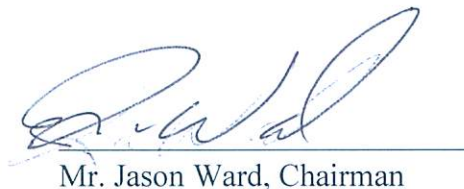
X. CITIZEN COMMUNICATION - None

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6.54 p.m.



Julie Ramm, Secretary



Mr. Jason Ward, Chairman