

PRESENT: Robert Chelus
Tracy Hirsch
Kathy Prackajlo

ABSENT: Courtney Mead
Bethany Pryor

ALSO PRESENT: Patricia Maxwell Deputy Town Attorney
Thelma Faulring Secretary to the Boards and Committees
William Ferguson Code Enforcement Officer

Mrs. Prackajlo: As senior member I will open the Work Session.

Secretary Faulring: Is there a motion to select a Chairperson for this evening's proceedings?

Mr. Hirsch: I will make that motion.

Mr. Chelus: I'll second.

Mrs. Prackajlo opened the Work Session at 7:01 PM and asked for a roll call of members (attendance is noted above).

Mrs. Prackajlo asked if there were any comments or questions on the petitions for this evening.

Craig Zolnowski 6830 Omphalius Road

Mr. Hirsch: just that we made the corrections on the square footages which I believe are done.

Todd Hoellig 7455 Wohlhueter Road

No questions or comments at this time.

Minutes

Mrs. Prackajlo: We received the minutes from last month's meeting but the Work Session minutes were not included in the mailing.

Secretary Faulring apologized for that oversight.

Mrs. Prackajlo: I will make a motion that we accept the minutes that we did receive for the three petitions.

Mr. Hirsch: Second.

All in favor.

General Correspondence

- ZBA letter dated June 10, 2015 with ZBA recommendation of the appointment of Katharine Prackajlo as Chairman and the appointment of Courtney Mead as a Regular member with term expiration date of April 1, 2019
- Town Clerk letter dated June 19, 2015 stating that the appointments recommended by the ZBA were not made as the Town Board did not accept Mrs. Kent's resignation
- Should another letter be sent to the Town Board regarding appointments? Or should this be discussed in an Executive Session as was suggested last month?
 - Discuss that after the Public Hearings.
- Assoc. of Town Summer School Schedule sent to members – August 7 in Ellicottville

Secretary Faulring: I would like to have anyone interested in attending fill out the registration form and get it to me by July 7, then I can submit all Planning Board members and Zoning Board members names to Bookkeeper Selby and she could cut one check for everyone instead of each member doing their own voucher. It seems to work better that way.

Mr. Hirsch: I'll be out of Town.

Mr. Chelus: Can't go.

Mrs. Prackajlo: I guess I could go. We need to coordinate with Bethany and Courtney.

Mrs. Prackajlo: Is there any further business for this Work Session?

Mrs. Prackajlo: Being none I will make a motion to close the Work Session for now.

Mr. Hirsch: Second

All in favor.

PRESENT: Robert Chelus
Tracy Hirsch
Kathy Praczkajlo

ABSENT: Courtney Mead
Bethany Pryor

ALSO PRESENT: Patricia Maxwell Deputy Town Attorney
Thelma Faulring Secretary to the Boards and Committees

In this Work Session the members and Ms. Maxwell reviewed and discussed suggested changes to Town Code Section 123-136 B (4) regarding accessory square footage use compiled by ZBA member Robert Chelus, in an attempt to eliminate many variance requests from Town residents.

A change in this Code Sections was requested in the past by the Zoning Board members and the Town Board asked for further clarification.

Other considerations to be looked at in the granting of a variance request of this nature are not only the size of the building permitted but:

- Is it aesthetically pleasing?
- Location
- Does it fit the character of the neighborhood?

Interpretation of: 'self-created hardship'; 'what is substantial?'

Further discussion went to the Zolnowski request for variance. During this discussion the ZBA members did not express any great objection to the request

Secretary Faulring asked if the ZBA members could go into Executive Session.

Mrs. Praczkajlo: I make a motion to go into Executive Session, at Thelma's request.

Mr. Chelus: I'll second it.

Mrs. Praczkajlo: I'll make a motion to return to regular session and to close the Work Session.

Mr. Hirsch: Second.

All were in favor of the motion.

Signed: _____
Katherine Praczkajlo
Interim Chairman

Dated: _____
July 2, 2015

PRESENT: Robert Chelus
Tracy Hirsch
Kathy Prackajlo

ABSEBT: Courtney Mead
Bethany Pryor

ALSO	Patricia Maxwell	Deputy Town Attorney
PRESENT:	William Ferguson	Code Enforcement Officer
	Thelma Faulring	Secretary to the Boards and Committees
	Craig Zolnowski	Applicant – 6830 Omphalius Road
	Don Genzel	6761 Omphalius Road
	F. Leeson	6800 Omphalius Road
	Gerald Genzel	6811 Omphalius Road
	Kristen Pinker	6872 Omphalius Road
	Judy Celani	6872 Omphalius Road
	Carol Brownscheidle	6878 Omphalius Road

Mrs. Prackajlo opened the Public Hearing at 7:09 PM and read the Public Hearing Notice.

Mrs. Prackajlo: At this time I will reopen Petition 482 and introduced Ms. Maxwell, Mr. Ferguson and Secretary Faulring to those in attendance. We table this because there was a discrepancy as far as whether this was going to be a second accessory or a use variance on this petition, Ms. Maxwell would you...?

Ms. Maxwell: Whether it was a second accessory use was a concern that I had because this was, technically they've already put an addition on to the existing structure correct?

Mr. Ferguson: Correct.

Ms. Maxwell: Did that require approval by the Zoning Board; were they granted a variance or anything?

Mr. Ferguson: The addition did not require it.

Ms. Maxwell: I wouldn't really call it a third accessory building.

Mr. Ferguson: No.,

Mrs. Prackajlo: So we are just here for the square footage now. We will open this up to the Public Hearing session so if anyone has any comments or concerns please come up state your name and address.

Mr. Zolnowski I'm going to ask you to lead.

Mr. Hirsch: If there is anything else that you wanted to say, if anything has changed since the last session we had.

Mr. Zolnowski: I just wanted to state the intention of accessory building:

- It is for storage
- It's to house snow removal equipment, landscaping, some trailers,
- That's what the main use is
- It's a storage building
- It's surrounded on three sides by trees
- It's tucked in the fields
- It's quite a ways back on the property
- It doesn't obstruct anybody's view, as far as I know of
- It will clean up the aesthetics of the property
- Mobile home in there
- Some Jet skis, things like that that we use as a family
- We're a young family, we come to this area, we've had homes in Hamburg, Eden, Orchard Park
- We bought this place with the additional acreage to accommodate things with a growing family
- My wife was born and raised here, they named a street after her here
- We come here, we want our children to live here; that's what we're trying to do

- We're family orientated and that's all I'm trying to do; I'm not trying to pull the wool over anybody's eyes, that's my intentions
- My neighbors have concerns, I'm more than willing to give them an explanation

Mr. Hirsch: Last session I think there was some concern maybe you had a opportunity to speak with some of them in the interim, I don't know if that's taken place or not.

Mr. Zolnowski: I would have like to but I didn't know if it was appropriate. It seems like there are some people that are probably against this proposal and so I didn't know; I am more than willing and would have liked too but I didn't make that decision to do that.

Jerry Genzel – 6811 Omphalius Road, across the street from Zolnowski's, and again I come here tonight as I did a month ago representing some of the neighbors one, two, three houses away with regards to this variance. I will again just go through the criteria, your Code criteria:

1. Does it create an undesirable change to the character of the neighborhood? Yes.
2. Can the benefit sought by the applicant be achieved if the variance is not granted? Yes.
3. Is the requested variance substantial? Yes.
4. Will the variance have an adverse effect/impact on the physical or environment conditions of the neighborhood? Yes, or we don't know.
5. Is the alleged difficulty self-created? Yes.

What puzzles me more is I said the same thing a month ago and you tabled it and it gave the Zolnowski's a whole month to come and check with their neighbors, find out what the issues were, describe the building, show us where it's going to be; 'cause that's our main objections, over a month has passed, there's been no effort on their part, it's leads me to believe that they maybe don't need the building after all, I don't know; but why would they not, when all their neighbors objected to it, make an effort to invite us over 'here's where it's going, here's how big it's going to be, here's how tall it's going to be, it's going to be tucked here, it's going to be there.' As far as I'm concerned the Board should vote on this tonight and deny the variance. Thank you.

Carol Brownscheidle 6878 Omphalius two doors down from the Zolnowski's

- 34 years ago I moved to this wonderful Town of Boston to enjoy the rural ambiance that I'm sure many of us who live in this community enjoy every day
- I would like to encourage the Board to encourage the Zolnowski's to stay within your allocated accessory building allowance of 2500 square feet
- It's my understanding that they already have 1440 square foot accessory structure, according to the second letter, so even if they added a 1060 square foot building they would be staying within your 2550 square feet the legal allocation and I would think would have plenty of room for snow removal equipment, a small R.V. that we see parked next to their large house with their double garage now, and jet skis
- I'm not questioning that the storage isn't needed, but I encourage the Board to stay within the limit and allow us to continue to enjoy the views up on the hill and the ambiance that we currently have and the reason that we live in this area.
- Thank you.

Mrs. Praczkajlo: Mr. Zolnowski, you've just had the opportunity to hear from two of your neighbors; would you like to address their concerns?

Mr. Zolnowski:

- It's a 16 foot tall building
- It is going to the right hand side of the pond
- Surrounded by three sides of trees
- Mr. Genzel I know that you have buildings tucked in your property they're painted green, they're in behind the trees also that you can't see them I understand that and I would do the same thing
- The area is set it's three side of trees

- It's in the woods
- The trees are taller than the building
- We see what you have – a lot of building on your property – you do almost the same type of stuff I do with cars and trailers and that we almost have the same kind of life
- I'm willing to keep the aesthetics
- Nobody wants to look at some gawdy eyesore
- I don't want to look out my window and see something that's going to block my view, I'm blocking anybody's view because it's tucked in the trees, it's quite a ways back on the property, I don't believe it will block anybody's view because you can't see over the trees to begin with and the building will be lower than the trees
- I understand about the ambiance of the property and that's why I wouldn't put something so somebody would not like it
- I was very reluctant to come over and talk to you because it seems like there are some bad vibes with this; I always considered you my friend, you do a lot of the same stuff I do
- I got some kids, they are noisy at times maybe that causes issues with you; I'm noisy sometimes
- We're just growing, we understand, we want to be fair to the neighbors, we don't do anything that's going to cause any problems with anybody
- I'm more than happy to have everybody take a look and where it is; it's way to the right and in the field surrounded by trees

Mrs. Praczkajlo: Is there anybody else that wants to come up and speak?

Kristin Pinker the owner to the east 6872 Omphalius Road

- I know there have been a lot of comments about the barn being tucked into the woods and that is the essence of my concern
- I feel that the square footage that Mr. Zolnowski has been afforded already, I guess the assumption is made that that is full and that's not being used for the storage of these pieces of equipment
- I'm concerned that over time since this is, I'm not concerned about the obstruction of view rather I'm concerned that this building will be used for commercial purposes
- Since it is tucked into the woods it's going to be very difficult to track and follow how that's being used
- If you add up the square footage I guess I don't understand how somebody with a growing family has dampers and trailers and barns why they would be needing 2600 or so square feet of storage space
- It seems that the request is inconsistent with the intended uses as described by the Zolnowski's
- So I am concerned as a property owner about intended use, maybe not right now but in the future it being used let's say as a garage to store other vehicles or store or make repairs on other people's cars which very much obstructs the ambiance of the Town that I grew up in

Mrs. Praczkajlo: Last month we did ask Mr. Zolnowski as to whether or not it was going to be used for business and he did assure us that it was not.

Ms. Pinker: I understand, but given the location I think it would be very easy to turn into something that maybe originally wasn't intended to be that but over time I'm concerned that the request doesn't match the square footage that's being requested. If you're talking about trailers and a camper and some snowmobiles I don't understand why that doesn't fit in the current structure unless we assume that's full of other things, but I don't know that.

Mr. Hirsch: What he parks in there, what he puts in there is really, that's his business in reality. I mean if he has two motor homes, 10 snow mobiles then that's not, were just here for the square footage...

Ms. Pinker: And that's where my concern arises because it doesn't seem that the storing of personal vehicles doesn't seem to coincide with the square footage requested that he's making, which leads me to believe that over time this may be used for commercial purposes; and so that's my concern. Thank you.

Mrs. Praczkajlo: If there is no one else that would like to speak I'll close the public portion of this Public Hearing and entertain a motion.

Mr. Chelus: I would like to make the motion that we accept the square footage variance on the property of 1,540 square feet.

- It does not create an undesirable change to the character of the neighborhood.
- It cannot be sought by the applicant to be achieved if the variance is not granted
- The requested variance is not substantial
- The variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood
- The alleged difficulty is not self-created.

Mr. Chelus: And I'd like to make a stipulation on that no commercial use will be, there won't be any commercial use of the building..

Mrs. Praczkajlo: We do have a motion on the floor; Mr. Chelus would you be willing to modify your motion that the variance is in fact substantial, or we wouldn't be here this evening is it wasn't. You said that the variance would not be substantial, and I would ask you to modify that to a yes that it is substantial.

Mr. Chelus: Yes, I can modify it that it is substantial.

Mrs. Praczkajlo: Then I'll second

Secretary Faulring: The motion is to approve the variance with no commercial use of the building:

Mr. Chelus	yes
Mr. Hirsch:	no
Miss Mead	absent
Miss Pryor	absent
Mrs. Praczkajlo	yes

Secretary Faulring: The motion does not carry.

Ms. Maxwell: The motion didn't carry so you still have a request in front of you, you haven't denied the request, you haven't granted it either

Mrs. Praczkajlo: Does anyone else have a motion?. Miss Maxwell how does this reserve decision work?

Ms. Maxwell: You reserve decision last time all you would be doing is just tabling it to another meeting, you're still doing it in an open meeting though. So your decisions tonight are someone makes a motion to grant the variance or someone makes a motion to deny it. It's up to you to make the motion. I don't make the decisions for you, it's up to you. I don't know whether you want to have a discussion among yourselves, if you have further questions for those who are opposed or those who are for it.

Secretary Faulring: You could ask him to make modifications to his building as was suggested go with 1000 and that would be 2400.

Ms. Maxwell: If you want to discuss, if there are those of you who have concerns about it, if you have questions that you want to pose to the applicant you can, if you have question that you want to pose to the parties who are not in favor of it, whether modifications to it would satisfy them, you heard one proposal about keeping it the same square footage.

Mrs. Praczkajlo: So we would have to re-open the Public Hearing part again or just...

Ms. Maxwell: If you want to, if you have further questions.

Mrs. Praczkajlo: Mr. Zolnowski would you be willing to downsize your building?

Mr. Zolnowski: I don't know if it would accommodate, I don't know what I could do with the existing I have there to make it...I think that would cause something that would look very un-aesthetical so if there's anymore modification to that.

Secretary Faulring: Mr. Zolnowski for your information if you went with 1000 square feet extra you would not even have to be here this evening. I don't think that was pointed out.

Ms. Pinker: Actually I pointed that out in my opposition...

Secretary Faulring: Yes, you did I'm sorry.

Ms. Pinker: I said that if he added 1060 square feet to his 1440 square foot building he'd still be within your legal allocation of 2500 square feet as I understand it.

Ms. Maxwell: But you're not talking about an addition onto the existing building, you're talking about a separate in and of itself.

Mr. Zolnowski: That is correct.

Ms. Maxwell: But it is the size of that building because of the total square footage that's at question why you need the variance.

From the audience: I think it should also be noted that the building has been started, the floor has been poured so I think Mr. Zolnowski...

Mrs. Zolnowski: No that's not true.

Mr. Zolnowski: That's incorrect.

Mrs. Zolnowski: May I say something?

Mr. Hirsch: Why don't you come up to the mic then?

Ms. Maxwell: Do you ever close the session and meet in private session to have a discussion amongst yourselves?

Mrs. Prackajlo: We've never done this before.

Mr. Hirsch: I think that would be a good suggestion.

Mrs. Zolnowski: I just want you to be aware:

- We have two sons 20 and 15
- We do have antique cars
- We have an R.V, jet skis
- My husband does teach them how to work on their own cars
- They are home at night
- I would rather spend my money buying these things so that they can be home
- I am not spending money on lawyers
- My kids are not on drugs
- And I would rather spend money and have them home and have them be taught how to work on cars
- We go to car shows
- We have fun as a family
- And the reason we need this building is to store our things that we have, and that's all we're asking
- It's just a building I really don't understand the problem
- Mr. Genzel has 3 accessory buildings on his property, I'm sure he went through the same thing with his family and his sons
- It's about teaching and about growing and doing things as a family
- We just need the storage to put our things...we're not going to work on other people's cars
- We work full time both of us, we work very hard
- My kids both have jobs
- No way is it going to be a commercial building to work on other people's things, no way

Mr. Hirsch: I think what we're trying to accomplish is to try to find some common ground between both; because it's difficult if there are objections to just to completely overrule all the objections if they're there and we also don't want to go against what you're looking for. So I think maybe it would be appropriate to maybe have a little session, a private session and maybe we can find some common ground and come back with it.

Mrs. Zolnowski: I just want you to know that we're not obstructing anyone's view. We have 15 acres and we bought the property and we do have a scenic view and we don't want to block our view either.

Mrs. Prackajlo: I have a question before we break. When I had gone up to see the property in question at the beginning of all this a little over two months ago the property wasn't staked out as far as where the proposed building was going to be. Would you be willing to stake out the building and allow us to come onto the property to check it out? And also I would encourage inviting your neighbors to do so too so they can see.

Mrs. Zolnowski: Sure.

Ms. Maxwell: By doing that you're not making a decision tonight I'm assuming.

Mrs. Praczkajlo: Right.

Ms. Maxwell: I just want clarification for those that are listening that if that's what you're asking them to do then you're not rendering a decision tonight.

Mrs. Praczkajlo: Right.

Ms. Maxwell: You might want to break and talk amongst yourselves. That's your suggestion I don't know if you have...if everybody agrees to that that's sitting on the Board tonight; or if there is a party that wants to render a vote tonight, I don't know you haven't made any other motions.

Mr. Hirsch: Maybe we could do the other petition first and then we could come back to this and that way the other person could go about their business.

Mrs. Praczkajlo: So there is a motion to close temporarily so that we can move on this evening and revisit this.

Secretary Faulring: So you're asking everyone to stay or would it be better to decide right now are you going to table or are you going to make a decision tonight?

Mr. Hirsch: I think what the intent is Thelma is to hold, there is another gentleman here that has a petition, let's hold on the one we've got right now so that everyone can discuss this afterwards and try to come to some type of resolution. We can come back to it. The other gentleman can come up here and do his and we can finish that one so he's not just staying here. We're going to have to discuss it; if we can discuss it and resolve here then fine, if we can't then we'll have to go up to the property.

Mrs. Praczkajlo: And maybe at this time to the Zolnowski's and their neighbors can step in the hall and have a talk too.

From the audience (presumably Mr. Hoellig): If you guys have to resolve that issue I can wait. There's no problem. I totally get what's going on so I'm willing to wait.

Mr. Hirsch: I think we should go on to the next one.

Mrs. Praczkajlo: So there's a motion is there a second?

Secretary Faulring: A motion for what?

Mrs. Praczkajlo: To table these guys, continue and then come back.

Mr. Chelus: Second.

Ms. Maxwell: I don't know that you need a motion, just move on to something else and come back to this.

Mrs. Praczkajlo: That's what we'll do then. We will move on to Item #2 Petition #484

Following the Public Hearing Petition #484 the Zoning Board members, and Ms. Maxwell met in a semi-private discussion regarding the Zolnowski Petition. Adjoining property owners were still in attendance That discussion was not recorded, and so, are not in these minutes.

Mrs. Praczkajlo: What we're going to do this evening is table this petition for one more month. That will give you a chance to stake out where you're going to propose to put the building and to opportune your neighbors going on the property and seeing where it is and this way you will also will have a chance to get together with them and address their concerns and then we will revisit this again next month.

Mr. Chelus: So I make the motion to table the petition.

Secretary Faulring: Are you also going to visit the site?

Mrs. Praczkajlo: Yes.

Ms. Maxwell: Can you set something up that you're all there at the same time?

Mrs. Zolnowski: Why don't we go now we're all here?

Mrs. Praczkajlo: Attorney Maxwell if we all go together wouldn't that be considered an open meeting?

Ms. Maxwell: I don't know that it is.

Mr. Zolnowski: We're all here, I'm more than will to do that, we can walk right on the property, everybody can walk right there right now and see...

Mrs. Zolnowski: Everybody's going home, they all live next to us.

Ms. Maxwell: If you want to set that up with your neighbors that's fine.

Mrs. Zolnowski: But they want to see it too, we work, we...

Ms. Maxwell: Hold on. I think that their concern is that they don't want to be there at the same time and field questions and have a discussion that wouldn't be considered an open public meeting on notice.

From the audience: There was a vote before it was yes, yes, no. So was that vote not valid? What happens to that vote, because it was really a vote?

Ms. Maxwell: Well it was on a motion, the motion wasn't accepted.

Mr. Chelus: There was only three of us tonight so we need everyone to vote yes for it to be accepted.

Ms. Maxwell: If you accept the motion then you would take a vote; they all accepted the motion on the last one you did so there's no question, the first one on this one, they didn't all accept the motion.

From the audience: So isn't it denied then?

Ms. Maxwell: It didn't go to a vote.

Mr. Chelus: No, we would have to make a motion to deny it.

Mr. Chelus: I made a motion to table it.

Mr. Hirsch: Second it.

Discussion between Ms., Maxwell and Mrs. Prackajlo.

Ms. Maxwell: My suggestions was that Mr. Genzel, you had said 'let us go and look at it ' and if you can get together with the neighbors and go look at it and come back to the Board, if you have the same concerns you can reiterate them, if you have new concerns perhaps maybe some of your concerns may be evaded by what you see. But I think giving you the opportunity to talk and take a look at it, it's what you requested so I think that's the reason they were willing to table it so that you have that opportunity to talk and show them and you can look at it; if you have the same concerns, it's been tabled you come back and discuss it, okay. And then at that time they will have to make some decision.

Secretary Faulring: The motion is to table until August 6 to give Mr. Zolnowski a chance to stake out where the building will be; to meet with the neighbors; and the ZBA will do an on-site visit.

Mr. Chelus yes

Mr. Hirsch yes

Miss Mead absent

Miss Pryor absent

Mrs. Prackajlo yes.

Mrs. Prackajlo: As far as this goes we're tabled until next month.

Discussion started between Mr. Zolnowski and the neighboring property owners regarding meeting dates. times etc.

Mrs. Prackajlo: I'm going to make a motion to adjourn for tonight and revisit our Work Session.

Mr. Chelus: I second.

Signed: Katharine Prackajlo
Interim Chairman

Dated: July 2, 2015

PRESENT: Robert Chelus
Tracy Hirsch
Kathy Praczakajlo

ABSEBT: Courtney Mead
Bethany Pryor

ALSO Patricia Maxwell Deputy Town Attorney
PRESENT: William Ferguson Code Enforcement officer
Thelma Faulring Secretary to the Boards and Committees
Todd Hoellig Applicant – 7455 Wohlhueter Road

Mrs. Praczakajlo opened the Public Hearing at 7:39 PM and read the Public Hearing Notice and asked the applicant to come forward.

Todd Hoellig 7455 Wohlhueter Road

- Very similar to the gentleman
- All I'm looking for is an accessory building to store
 - My boat and trailer
 - My tractor with its implements
 - Snowmobiles, a snowmobile trailer
- I get it. It sounds like 2400 square feet is huge but if you stick a tractor in there, the implements, a boat, a trailer, snowmobiles and put a car in there it's full
- So I kind of understand where this gentleman was coming from
- I understand where the neighbors are coming from
- But at the end of the day it is not a huge building
- The alternative I see to these things and I deal with that, you leave them outside
- If he get all this stuff, you can't stop him from putting all this stuff outside; he's trying to put it into a building

Mr. Hirsch: We're just talking about yours right now. What we're trying to do is find some common ground I have one that size myself; put if my neighbors came and complained about it there would have to be something...we try to do something. You're here on yours and we're looking strictly at yours right now; and if there's neighbors in here that have a problem with yours then we're going to listen to those, and if they don't then we move on.

Mr. Hoellig

- I'm just stating why I'm here for my 2400 square foot building because the additional 400 square feet believe it or not makes a difference
- The alternative is that the stuff stays outside and that's an eyesore to me; you're better off to put it nice new buildings

Mr. Hirsch: That's it?

Mr. Hoellig: Yes, that's it unless you have any questions.

Mr. Hirsch: Nope. I don't.

Mrs. Praczakajlo read of Town Engineer Hannon's review in its entirety; the main points being;

- The action will not have a significant impact on the environment
- The action is not subject to review under Part 617
- No further action with respect to SEQRA is necessary or recommended

Mr. Hirsch: Do Puffaff's or any of the neighbors have any problem with building that you're putting up?

Mr. Hoellig: They do not. Obviously their buildings dwarf my building.

Mr. Hirsch: I'm just asking that' all.

MR. Hoellig: No they do not.

Mrs. Praczakajlo: Does anybody else have any questions?

There were no further questions from the Board members at this time.

Mrs. Prackajlo: Does anyone else want to come forward?

Mrs. Prackajlo: If not I'll close the Public Hearing portion of this petition.

Mr. Chelus: I'd like to make a motion that we accept the variance of 400 square feet:

- It does not create an undesirable change to the character of the neighborhood;
- The benefit cannot be sought by the applicant be achieved if the variance is not granted;
- The requested variance is not substantial;
- The requested variance will not have an adverse effect/impact on the physical or environmental conditions of the neighborhood;
- The alleged difficulty is not self-created.

Mr. Hirsch: I second. Thelma.

Secretary Faulring: The motion is to approve:

Mr. Chelus	yes
Mr. Hirsch	yes
Miss Mead	absent
Miss Pryor	absent
Mrs. Prackajlo	yes

The motion carries.

Mr. Hirsch: All set.

Mr. Hoellig: Do I need to take anything with me or not.

Mr. Hirsch: Just come in and see Bill. Right?

Mr. Ferguson: Right.

Signed: Katharine Prackajlo
Interim Chairman

Dated: July 2, 2015