

NORWOOD BOARD OF ZONING APPEALS
November 18, 2009
MINUTES

ROLL CALL: Mr. Andrew Conlon, Mr. George Long and Mr. Brain Watson were in attendance. Ms. Bridgett McGraw and Mr. Bernie Suer were absent. Also present at the meeting was Building Commissioner, Gerry Stoker.

APPROVE AGENDA: Mr. Andrew Conlon motioned to approve the agenda, seconded by Mr. George Long. All members voted yes.

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing for Ackerman Group, 4030 Smith Road - GBD with a PUD overlay

Greg Long explained the reasons for the requested increase in the total sign square footage from the required 497 square footage to a total of 519 square feet. This would require a variance of 22 square feet.

Mr. Andrew Conlon asked that anyone in the audience wishing to speak to this case raise their right hand and be sworn in. Mr. Conlon then asked Building Commissioner Stoker to read the memo dated September 14, 2009, which explains the Commissioner's recommendation.

Mr. Andrew Conlon asked if there was anyone in attendance that wished to speak in favor of this request.

Mr. Andrew Conlon asked if there were anyone else that wished to speak for or against this request. Being no one, the public hearing was closed.

Public Hearing for Sonja Simpson, owner of 1696 West Street – R-2 Zone

Ms. Simpson explained the reasons for the requested variance from the required side yard setback for the proposed vehicular parking spaces. This would require a side yard variance of 5 feet.

Mr. Andrew Conlon asked that anyone in the audience wishing to speak to this case raise their right hand and be sworn in. Mr. Conlon then asked Building Commissioner Stoker to read the memo dated October 30, which explains the Commissioner's recommendation.

Mr. Andrew Conlon asked if there was anyone in attendance that wished to speak in favor of this request.

Mr. Andrew Conlon asked if there were anyone else that wished to speak for or against this request. Being no one, the public hearing was closed.

Public Hearing for Scott Liming, owner of 4101 Montgomery Road – GBD Zone.

Mr. Liming explained the reasons for the requested variance from the required 33 parking spaces to the existing 20 parking spaces, which are currently under lease. This would require a variance of 13 parking spaces.

Mr. Andrew Conlon asked that anyone in the audience wishing to speak to this case raise their right hand and be sworn in. Mr. Conlon then asked Building Commissioner Stoker to read the memo dated November 2, 2009, which explains the Commissioner's recommendation.

Mr. Andrew Conlon asked if there was anyone in attendance that wished to speak in favor of this request.

Mr. Andrew Conlon asked if there were anyone else that wished to speak for or against this request. Being no one, the public hearing was closed.

REGULAR MEETING

ROLL CALL: Mr. Andrew Conlon, Mr. George Long and Mr. Brain Watson were in attendance. Ms. Bridgett McGraw and Mr. Bernie Suer were absent. Also present at the meeting was Building Commissioner, Gerry Stoker.

APPROVAL OF MINUTES:

Mr. George Long motioned to approve the minutes of August 19, 2009, seconded by Mr. Brian Watson. All voted in favor.

NEW BUSINESS:

- The members discussed the issues of the case involving the Ackerman Group, 4030 Smith. Mr. Andrew Conlon motioned to approve the request, seconded by Mr. George Long. All voted in favor to approve the request based on section 1117.20 of the Norwood Zoning Code.
- The members discussed the issues of the case involving the side yard setback for parking at 1696 West Street. Mr. Andrew Conlon motioned to approve the request, seconded by Brian Watson. All voted in favor to approve the request based on section 1117.20 of the Norwood Zoning Code.
- The members discussed the issues of the case involving the parking space reduction for 4101 Montgomery Road. Mr. Andrew Conlon motioned to approve the request, seconded by Mr. Brian Watson. All voted in favor to approve the request based on section 1117.20 of the Norwood Zoning Code.

OPEN DISCUSSION: Commission Stoker advised the members that there will be a meeting of Board of Building Appeals on December 16, 2009 regarding an appeal of demolition orders for 5304 Rolston Avenue.

ADJOURN: Being no other business, Mr. Andrew Conlon motioned to adjourn the meeting, seconded by Mr. Brian Watson. All were in favor.