



**MEETING MINUTES**  
**ZONING BOARD OF APPEALS**

Tuesday, June 15, 2021

7:00 PM

Via Virtual Meeting

Members Present: Kiril Mirintchev, Max Puchtel, Jill Zordan, Mary McAuley, Myrna Arevalo

Members Absent: Lisa Dziekan, Violetta Cullen

Staff Present: Melissa Klotz, Katie Ashbaugh

Presiding Member: Violetta Cullen

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**Declaration of Quorum**

With Chair Cullen absent, Vice Chair Puchtel opened the meeting at 7:05pm. Vice Chair Puchtel asked for the roll call and a quorum was present.

**Suspension of Rules**

Member McAuley motioned to suspend the rules. Zordan seconded. All said aye.

**Meeting Minutes**

Member Puchtel motioned to approve the May 18, 2021 meeting minutes with one change noting member Zordan was a nay vote to the last case not Member Puchtel, and with one change that the applicant for 1731 Howard is female. Seconded by Member Zordan and approved 5-0 with 1 abstention.

**New Business**

**3612 Thayer St.**

**ZBA 21ZMJV-0046**

Olga Borovski, the petitioner, submits for a Major Variation to allow an addition to a principal structure, in the R2 Single-Family Residential District to encroach into the required rear yard by approximately 16 feet where a 30-foot rear yard is required [Zoning Code Section 6-8-3-7(A)(4)]. The Zoning Board of Appeals is the determining body for this case

The applicant explained the proposal:

- The house featured an existing legally-nonconforming rear yard setback and added an addition onto that around 2002 with a variation for an 8' rear yard setback.
- 2002 addition was an in-law suite and a sunroom (was an old deck that the owner screened – but it was never properly insulated or walled off and is built on posts.
- The sunroom makes the house energy inefficient, and the plumbing that runs under the deck to the 2002 addition freezes in the winter.

- Will remove the sunroom and replace it with a full dining room addition. The new addition will push 4 feet further south to make a functional room that will be completed heated and cooled.

Member Mirintchev asked if the owner intends to add another screened porch at a later date and the applicant responded no.

Vice Chair Puchtel noted the requested rear yard setback for the addition is further from the rear property line than the existing house.

Member Zordan asked if the City is aware of any drainage concerns in the area and Ms. Ashbaugh stated the proposal is below the maximum allowed impervious surface coverage and the proposal was reviewed by Public Works at DAPR.

No members from the public spoke.

Deliberation:

Vice Chair Puchtel stated this is a weird lot and the request is an obvious solution. Member Zordan agreed. Member Mirintchev agreed it is a good solution.

Vice Chair Puchtel read the Standards into the record.

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

Member Zordan moved to approve the variation request, second by Member Arevalo, and unanimously approved.

Vice Chair Puchtel congratulated Member McAuley on her years of service to the ZBA as this is her last meeting. Member McAuley thanked the Board and wished everyone well.

Adjourned 7:33pm