

**CITY OF BRIGHTON**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**September 14, 2017**

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the August 10, 2017 Meeting Minutes
4. Approval of the September 14, 2017 Agenda

**Old Business**

None

**New Business**

5. **Mike and Jennifer Traub, 1312 Brighton Lake Rd.** are proposing to construct a two-car attached garage 2 feet from the side property line. Chapter 98, Article II, Sec. 98-204 (b), states, “All single-family lots in R-1 districts shall have two side yards, one with a minimum width of not less than five feet and the aggregate width of both side yards shall not be less than 16 feet. A variance of 3 feet from the required side yard setback is being requested.”
6. **Thomas and Melissa Jaworski, 314 N. Second St.** are requesting variances from the required side and rear yard setbacks in the R-4 zoning district. The applicant is proposing to build a detached garage 5 feet from the rear property line and add a 2<sup>nd</sup> floor cantilever 17.58 feet from the side property line. Section 98-261 (4), states, “the minimum distance between any principal or accessory building and the nearest point on the perimeter of the lot or development parcel shall be a minimum of 30 feet for one-story structures and 40 feet for buildings of two stories or more.” A variance of 25 feet for the required rear yard setback and 22.42 feet for the required side yard setback is being requested.
7. **Laurel Castiglione, 203 School St.** is proposing to construct a 2-car attached garage and is requesting variances from the required front and side yard setbacks. Section 98-179(a), states, “Each lot in an A-2 district shall have a front yard depth of not less than 30 feet.” A variance of 6 feet for the required front yard setback is being requested. Section 98-179(b), states, “All lots in A-2 districts shall have two side yards, one with a minimum width of not less than seven feet and the aggregate width of both side yards shall not be less than 20 feet.” A variance from the required side yard is being requested.

8. **Paul Mika, 333 N. Fourth St.** is proposing to construct a duplex with side setbacks of 11 feet and 5 feet on a 8,712 square foot lot. Chapter 98, Article II, Section 98-230 (4)(a), states, “The minimum distance between any principal or accessory building and the nearest point on the perimeter of the lot or development parcel shall be a minimum of 25 feet for one-story structures and 30 feet for buildings of more than one story.” A variance of 14 feet and 20 feet is being requested. Section 98-230 (7)(a)(1) states, “A lot or development site on which there is erected a multiple dwelling of not more than three residential units, shall contain an area of not less than 15,000 square feet and having a minimum 66 feet in site width on an improved and accessible public right-of-way. A variance of 6,288 feet from the minimum lot area is being requested.”
9. Election of Officers
10. Staff Updates
11. Call to the Public
12. Adjournment