

1 REGULAR MEETING OF THE BOARD OF ZONING APPEALS

2 VIRTUAL PUBLIC HEARING

3 Thursday, July 16, 2020

4 7:30 p.m.

5
6 MS. ROUZI: Before I turn it over to our Zoning
7 Administrator, John Boyle, and our chair, Mr. Roy Jones, I'm
8 going to read this virtual meeting disclaimer. We're required
9 by law to do that.

10 Before that, let me make sure I hit recording. All
11 right. We are being recorded.

12 Good evening, everyone. My name is Akida Rouzi. I am
13 the BZA clerk.

14 The meeting for which this agenda has been posted will
15 be held pursuant to and in --

16 MR. CALABRESE: Akida, can you hear me?

17 MS. ROUZI: Yes. Okay. I can hear everyone.

18 I'm going to continue reading.

19 The meeting for which this agenda has been posted will
20 be held pursuant to and in compliance with the Virginia Freedom
21 of Information Act, Section 2.2-3708.2 and state and local

22 legislation adopted to allow for continued government operation
23 during the COVID-19 declared emergency.

24 We're all set. Anyone can take over now, John or
25 Roy.

26 MR. BOYLE: We should have the Chair call the meeting
27 to order and then a roll call.

28
29 1. CALL TO ORDER

30 MR. JONES: Good evening. I'd like to call to order
31 the July 16, 2020, Board of Zoning Appeals meeting.

32 Akida, can we have a roll call please.

33 MS. ROUZI: Yes. Give me just one second.

34
35 2. ROLL CALL

36 RECORDING SECRETARY: Mr. Jones.

37 MR. JONES: Here.

38 RECORDING SECRETARY: Mr. Calabrese.

39 MR. CALABRESE: Here.

40 RECORDING SECRETARY: Is it Mr. Eppler?

41 Mr. Eppler? Dale?

42 MR. EPPLER: I'm pushing the wrong mute button. Yes,
43 I'm here.

44 RECORDING SECRETARY: Did I pronounce your last name
45 correctly, Mr. Eppler?

46 MR. EPPLER: Yes.

47 RECORDING SECRETARY: Thank you.

48 Mr. Bartlett.

49 Mr. Bartlett is absent.

50 Mr. Misleh.

51 Mr. Misleh is absent.

52 Mr. Kien.

53 Mr. Kien is absent.

54 Thank you.

55
56 MR. JONES: Thank you, Akida,

57 I think the first order of business is to welcome Mr.
58 Eppler to the Board of Zoning Appeals. We want to thank him in
59 advance for all of his upcoming efforts and participation.

60 So, welcome, Dale, to the Board of Zoning Appeals.

61 MR. EPPLER: Thank you. I just wanted to say a couple
62 of months ago I came in to watch one of your meetings and I
63 could tell that there was -- in person, and I could tell there
64 was a lot of confusion up there because everyone was staring
65 because I was obviously the only one in the room who did not

66 have business there. So that's why this mysterious person was
67 in your room.

68 MR. JONES: Welcome aboard.

69 MR. BOYLE: I was going to say, if the Chair would, I
70 thought Mr. Kien had said he was going to attend. But since we
71 are less than a full Board, it's customary to give the
72 applicants an opportunity to request a continuance. But maybe
73 ask again, are we sure Mr. Kien is on the way or not and that
74 would impact that question.

75 But anyway, we are less than a full Board tonight.

76 MR. JONES: Okay. I was going to offer to have
77 anybody speaking tonight introduce themselves and then I was
78 going to ask that question.

79 But now that Mr. Boyle brought it up, as he correctly
80 states, we don't have a full Board tonight which means you would
81 need all three of the members here tonight to vote in favor of
82 your petition in order for it to pass.

83 So you do have the opportunity to ask for a
84 continuance until our meeting next month in August where we
85 might have a full Board that can hear your petition.

86 So you do have that option, if that's something you
87 want to consider. I believe the cutoff for that question is
88

89 after you give your presentation, if I'm not mistaken on that,
90 Mr. Boyle; is that correct?

91 MR. BOYLE: Yes, any time up until comments from the
92 public are closed and the Board is ready for discussion. So,
93 yes, they could actually go through their presentation and then
94 request a continuation.

95 MR. JONES: Okay. So you do have that option. If you
96 want to continue, giving your presentation and as we go along,
97 up until that point, if you want to ask for a continuance then,
98 then you're able to do so.

99 So with that, I think we'll continue down the Agenda.
100

101 3. PETITIONS

102 MR. JONES: I don't believe we have any Petitions.

103 MR. BOYLE: No, sir.

104 MR. JONES: Okay. No new Petitions.

105

106 4. OLD BUSINESS

107 MR. JONES: I don't believe we have any Old Business.

108 Akida and John, do we have any Old Business?

109 MR. BOYLE: No, sir.

110

111 5. NEW BUSINESS

112 a. Variance application V1617-20 by Laura and John
113 McNamara, applicant and owner, for a variance to Section
114 48-238(3)a, to allow a front yard setback of 21.5 feet instead
115 of 30 feet, for the purpose of constructing an addition on
116 premises known as 801 Ridge Place, RPC #53-210-098 of the Falls
117 Church Real Property Records, zoned R-1A, Low Density
118 Residential.

119
120 MR. JONES: So with that, we can go to our New
121 Business, which is the petition that's before the Board.

122 Before we get started, if you're going to speak
123 tonight as part of this petition or on behalf of the
124 petitioners, if you could please clearly state your name for the
125 record and we will swear you in once you have stated your name
126 for the record.

127 MR. MC NAMARA: Okay. This John McNamara.

128 MS. MC NAMARA: And Laura McNamara and we're the
129 homeowners.

130 MR. FOTIU: Hello, everyone. My name is Steve Fotiu.
131 I'm the architect working with the McNamara family.

132 MR. ZAFROS: Hi. I'm Pete Zafros. I'm a contractor
133 working with the McNamaras.

134 MR. JONES: Great. Thank you.

135 Is there anybody else on the line?

136 Akida, I don't think there's anybody else on the line.

137 MS. ROUZI: No, I don't think so.

138 MR. JONES: Okay. With that, if you wouldn't mind, to
139 virtually raise your hands and swear to tell the truth, the
140 whole truth, before this Board tonight.

141 (Witnesses sworn.)

142 MR. JONES: I think we're also getting used to this
143 virtual interaction, so thank you for that.

144 With that, Mr. Boyle, would you mind giving us a
145 report, please.

146 MR. BOYLE: Yes, sir. And I agree, staff and the
147 Board have been through a few of these public hearings from the
148 applicants and members of the public that are here.

149 Enjoy these while they last, eventually we'll be back
150 in City Hall but for the time being this has worked very well.
151 And I think the applicants, our citizens, have been pleased to
152 have the opportunity to continue having their cases heard even
153 while City Hall has been shut down.

154 So, with that, yes, what the Board has in front of it
155 tonight is a setback variance involving an addition to a house
156 and an enclosed porch.

157 This is probably the most common variance this Board
158 sees in that it's a corner lot and one of the sides is closer to
159 the street than we would currently allow today.

160 Under a previous Code, a lot like this would have had
161 its front yard setback off of Ridge Place and then the side
162 street, is that Roosevelt --

163 MS. MC NAMARA: Yes.

164 MR. BOYLE: Would have been considered a street side
165 yard with a setback of one half of the abutting property's yard,
166 so roughly 15 feet.

167 So back in 1948 when this structure was built, it
168 likely had a 25 foot front yard off of Ridge and a 15 foot side
169 yard off of Roosevelt.

170 Fast forward to today, the Code has changed and we now
171 have two front yards of 30 feet.

172 The applicants will speak to this but I think one of
173 the things that jumped out to staff was the unusual shape of the
174 lot, is not a true rectangle with 90 degree corners.

175 I think that plays into the reasonableness of the
176 request.

177 Quite often staff gets asked if this is something that
178 we have authority to approve. This is an extension towards the
179 rear of what may be considered the rear of the house and staff
180 normally has some discretion here but because of the setback
181 involved being a front yard, staff does not have discretion to
182 waive the setback requirements in a front yard.

183 So having said that, you should have a fairly detailed
184 presentation from the applicants, showing existing and proposed
185 conditions with the setbacks overlaid on the proposed footprint
186 of the structure.

187 And with that, we'll defer to the applicants'
188 presentation.

189 MR. JONES: Thank you, Mr. Boyle.

190 MR. MC NAMARA: Yes. Thank you very much.

191 Again, this is John McNamara and my wife, Laura.

192 We appreciate you guys taking the time to hear us out
193 on our variance. I just wanted to give you a quick background
194 of who we are and our house.

195 We moved to the City in 2016. My wife is a teacher at
196 Mt. Daniel. She had been teaching there for a couple of years

197

198 and we wanted to find a house in the City so when we found one,
199 we jumped on it even though it needed a lot of work.

200 So in 2016, we put a lot of time and energy into doing
201 the renovation, which we are very happy with. It was pretty
202 much top to bottom but it was all internal and we didn't
203 increase the footprint of our house.

204 At the time our neighbors were pretty appreciative
205 that because of the shape of what the house was that someone
206 didn't come in and tear it down and build a brand new one, and
207 decide to keep the house as it was. It kind of fit the shape
208 and character of the neighborhood.

209 So fast forward to four years until now, we're still
210 happy with our house but we have a new addition to the family,
211 an 11 month old son and we're quickly figuring out that we don't
212 have as much space as we think we need and so we've been working
213 with our friends over at Pace and our architect Steve, to come
214 up with some designs to build an addition onto our house.

215 As Mr. Boyle noted already, unfortunately our house is
216 out of compliance with today's variance standards and
217 unsurprisingly our addition is going to be out of compliance as
218 well with the setback variances.

219 So we just wanted to give you a quick rundown of our
220 rationale for our addition, explain why we're doing it the way
221 we're proposing to do it, and then if you have any questions,
222 you just let us know.

223 So, we're deciding to come straight off the back of
224 the house and we're doing this for a couple of reasons.

225 First and foremost, it's going to be -- like our house
226 right now doesn't have a good flow to it. So you're either on
227 one side of the house or the other and you have to walk through
228 the whole house to get upstairs.

229 Our proposed addition which is going to give us a lot
230 more room that we need for an additional bedroom upstairs and
231 more living space downstairs provides for a much better
232 circulation. Out of one side of the house, you're not having to
233 walk through the kitchen just to get to the new living space.

234 MS. MC NAMARA: Right. So as it currently is, if we
235 built out more towards the right of the back side of our house,
236 when you come in the front door, you'd be in the current living
237 room, you'd have to walk through the dining room, kitchen, and
238 then get to the addition.

239 And the way that it is proposed now, you're able to
240 get there from both ends of the house. And having an 11 month
241

242 old that just learned to crawl, we're seeing that that is going
243 to be quite a necessity to have lots of space to move around.

244 MR. MC NAMARA: And the second thing that we -- our
245 rationale for it, is that we have a pretty nice sized side yard
246 if you're looking at our house directly to the right.

247 While technically we could build further that way, we
248 liked being able to come straight back off our house so we're
249 not encroaching towards our neighbor's property.

250 We like them very much but I know that we appreciate
251 our privacy and that space in between us and they do as well.

252 MS. MC NAMARA: And when we went to them to talk about
253 the addition, and I think you should have a letter of support
254 from them and a couple other neighbors, one of the things they
255 asked was, are you going to be building towards our house and we
256 said no, that's not what the plan is and they seemed pleased
257 with that understandably but then also support the plan that we
258 have in place.

259 MR. MC NAMARA: And a lesser concern but a personal
260 one to myself is there's a nice, large mature Japanese maple
261 that's growing right next to our house that we didn't want to
262 disrupt or cut down nor did we want to affect the roots -- I'm
263 sorry. That's kind of an aside.

264 MS. MC NAMARA: And one of the other things we
265 considered is just the aesthetic look of -- the aesthetic of
266 passersby. So a lot of the traffic that comes from Broad Street
267 goes right past our house and so more folks are going to see our
268 house and do currently see our house from the back than from the
269 front.

270 So looking at it from the front, it's not going to
271 have any major effect. But in the back it will stay symmetrical
272 and just be a little bit more aesthetically pleasing, hopefully,
273 for the City in general.

274 MR. MC NAMARA: And also as Mr. Boyle pointed out,
275 because our lot kind of slopes back in there, pretty much the
276 only option would be to build off to the right hand side to stay
277 within the required setbacks of today.

278 So those are our primary concerns and rationale for
279 doing the addition or proposing the addition the way it is.

280 We really like living in the City. Like I said, Laura
281 is a teacher here.

282 MS. MC NAMARA: I love teaching here. Looking forward
283 to staying, especially post-pandemic.

284 MR. MC NAMARA: And, you know, it's not uncommon
285 knowledge that it's expensive to find a house in the City,
286

287 especially with all the things that we've done -- the specifics
288 of our house, that we've already done and that we are proposing
289 to do, it just wouldn't be in our price range to find a house
290 that already has all those things.

291 And we don't want to move but the reality is we need
292 more space and unfortunately we'd have to consider that.

293 So I think that's all that we had to present to you.
294 I think the next slide down was just a closeup of the property
295 with the setbacks and where we'll be exceeding the setback
296 requirement, along with detail drawings, the following pages are
297 detailed drawings of the proposed addition as well as some
298 letters of support from our neighbors, specifically our neighbor
299 behind us on Broad Street, our neighbor to our left, and our
300 neighbor across the street.

301 And with that, we will happily answer any questions
302 that you have.

303 MR. JONES: Thank you very much.

304 MR. CALABRESE: Okay. I had a question, Mr. Chair.

305 Did you want me to --

306 MR. JONES: Absolutely.

307 MR. CALABRESE: Thank you for your presentation. This
308 is Dave Calabrese here.

309 The criteria by which we have to judge a variance,
310 there's really three criteria that we have to demonstrate or
311 have answered in order for us to be able to grant the variance.

312 The one of the most important one, and the wording is
313 essentially, The strict application of the ordinance would
314 produce an undue hardship if we were not to grant the variance.

315 So what means is that, not a hardship from what your
316 current house is but a hardship in terms of you being able to
317 design a house, a new house or an extension of the house, that
318 was within the setback.

319 So that is again, that is to say are there reasonable
320 possibilities, ways for you to build the house within the
321 setbacks without having to go beyond those setbacks.

322 So I guess I would ask you if you could answer that
323 question in terms of the hardship and again, options that you
324 could do, and maybe your architect is going to answer this, that
325 you could do that would remain within the setbacks.

326 MR. MC NAMARA: So we did look at various designs and
327 Steve, our architect, is on the phone and I'm sure he can
328 probably speak to these a little bit better, but one of the
329 primary reasons we chose this, because if we were to do the
330 setbacks or build the addition within the setbacks, we would

331 essentially be building it off the left side or if you're
332 looking at our house, the right side of our house.

333 The flow to our house is pretty essential just because
334 if you're walking in and you're going to come around and have to
335 go through our kitchen, just to get to the back of the house,
336 which we want it for more space and visibility into the living
337 spaces from our kitchen area, mainly to watch out for our son
338 right now. The flow would have worked and that's not something
339 that we wanted to do. If we were going to build and put this
340 much money into an addition, that just didn't fit what we were
341 looking at.

342 And, Steve, correct me if I'm wrong, but there were
343 maybe it was one proposed design that actually did this.

344 MR. FOTIU: Right. More than one probably that, you
345 know, at least that we studied conceptually and then at least
346 one refined version that we looked at where the addition was
347 more -- would have resulted in an L-shaped building footprint.

348 And that was really based on feedback we had
349 originally received from Mr. Boyle about the process for the
350 variance and how to design in such a way to try to avoid
351 requesting the variance. Mr. Boyle and his staff was very

352 helpful in providing feedback during the initial conceptual
353 drawings phase.

354 And what we found was that in order to produce a
355 building footprint that would stay within the setbacks, all of
356 the circulation to the addition would have to happen through the
357 kitchen. And the kitchen was recently redone under the previous
358 renovation that John mentioned was done just after they moved
359 into the house.

360 So really, demolishing the existing kitchen in order
361 to create a better flow into the addition was going to be
362 prohibitive.

363 So after looking at the footprint and the option that
364 took circulation through the kitchen to get to the family room
365 and dining room, we realized that we would need to move away
366 from that option and go towards an option that allowed for
367 circulation from the stair and formal living room as well as
368 from the kitchen into the addition.

369 MR. CALABRESE: Thank you. I have one other question.

370 One of the other criteria that we have to judge this
371 by is a burden on the neighbors or any neighbors that would not
372 be supportive of this.

373 You mentioned you had a couple letters. I do note
374 those are in here. Can you just tell me from looking at this,
375 we don't have a full picture of the neighborhood, but if you
376 look at the top portion of your property, which is not really
377 the top, there's no scale on this but on that Ridge Place, if
378 you move the hand up, anyway, the top of the screen, is the
379 neighbor on that side, first of all, do you have a letter from
380 them, and then the question would be a neighbor on the North
381 Roosevelt side, on the left side of the picture, do you have
382 letters from those two?

383 MS. MC NAMARA: Yes. Yes. If you're looking from
384 Ridge Place, right, so on the right side of our screen, if
385 you're looking at that and you're looking directly at the house
386 from the street view, the neighbor on the right is the neighbor
387 who we do have a letter of support and they were the one that
388 made the comment, Yeah, we'd love to support it but is it going
389 to be built out towards our house. And we said no, it's going
390 straight back. And they said great, we would love to support
391 it.

392 And then on the back side, in the back yard, that
393 neighbor's house is facing out toward Broad Street and we also
394 have a letter of support from him.

395 And then the other side of the house that you're
396 looking from Ridge Place directly at the house to the left, that
397 is Roosevelt. There is no house there.

398 MR. CALABRESE: Okay. Thank you.

399 MS. MC NAMARA: Sure.

400 MR. CALABRESE: No further questions.

401 MR. JONES: Thank you, Mr. Calabrese.

402 MR. BOYLE: Mr. Chair.

403 MR. JONES: Yes, sir.

404 MR. BOYLE: Could we note Mr. Kien has arrived I
405 believe during the applicants' presentation; and a question if I
406 could.

407 MR. JONES: Yes, sir, absolutely.

408 Mr. Kien, welcome.

409 And, John, more than happy to ask your question and I
410 think this sort of obviates our earlier need for a unanimous
411 Board now that Mr. Kien has joined us.

412 But please continue, Mr. Boyle.

413 MR. BOYLE: Yes, sir. Thanks.

414 For the applicants, what is the structure in that
415 picture? It looks like a stairway towards the top of the
416 picture by the tree. Is that at grade stairs coming down,

417 areaway to the basement? Could you describe what that structure
418 is.

419 MR. MC NAMARA: That is an existing stairway down to
420 grade. It's not going below grade.

421 MR. FOTIU: Well, the one that is directly adjacent to
422 the tree is the stoop that comes up to the door that enters into
423 the mudroom and kitchen. But the one that's on the south side
424 of the structure is indeed the stair that goes down to the
425 basement.

426 The one on the west side is the stoop that goes up and
427 is to remain.

428 MR. BOYLE: Okay. What I'm pondering is if your new
429 structure were to use that open space by the tree, is that
430 impacting an egress from the basement?

431 MR. MC NAMARA: Yes. Actually the current, the way we
432 were having the addition now is it's covering the egress from
433 the basement.

434 I think that maybe there's a little confusion. If
435 we're talking about the top of the screen and the tree shown
436 there with the, looks like the steps down, that's the entering
437 into the side of the house. And there's a concrete walkway
438 right there.

439 And then coming, it's covered now, by the proposed
440 addition, there's steps down but you can't see them in this, to
441 the basement.

442 MR. BOYLE: Thank you.

443 MR. JONES: Steve, I've got a question for you. So, I
444 just want to be clear, when you discussed with the McNamaras
445 designing this house, the design that you finally settled on was
446 primarily necessitated by the ability to get that flow you
447 discussed going to the addition, having an alternate design
448 would have added costs or additional hardships in sort of
449 alternate designs other than what you finally settled on, is
450 that correct?

451 MR. FOTIU: That's correct. And most of the
452 conversation and our responses to the questions have focused on
453 the first floor, but this also applied to the second floor as
454 well because in order to circulate to an addition that would
455 have created an L-shaped footprint, we found that it was
456 resulting in fairly small bedroom footprints with a corridor
457 that was a rather long corridor to lead to the final bedroom on
458 the south end of such a string of structures.

459 So the structure that came off symmetrically off the
460 back of the house and ties in quite nicely into the existing
461

462 shed dormer, so if I'm adding up all the different reasons that
463 we ended up going in this direction, it's the first floor flow,
464 the second floor flow, and the ability for the addition to blend
465 in nicely into the shed dormer roof.

466 MR. JONES: Thank you.

467 MR. EPPLER: A quick question if I may.

468 You said that the existing stairs into the basement
469 are underneath the proposed addition. If you have the proposed
470 addition, are you not going to have any stairs going into the
471 basement or are they just underneath the addition?

472 MR. MC NAMARA: Yes, we are not planning to have an
473 egress out of the basement. It's unfinished right now, so it's
474 mainly used for storage. So that was not part of the plan to
475 create an egress for that.

476 MR. JONES: Mr. Eppler, does that answer your
477 question?

478 MR. EPPLER: Yes, it did. I was just trying to figure
479 out if it was to be moved if it would interfere with the design
480 for stairs coming out of the basement.

481 MR. FOTIU: If I could just elaborate on that? The
482 version of the plan that would have avoided a request for a
483 variance, but would have been an L-shaped footprint, would have

484 still had the same impact on the stair coming out of the
485 basement. It's unfortunately the stair out of the basement is
486 directly outside of the kitchen and it's exactly where the
487 addition, regardless of which version of the addition would have
488 been located.

489 MR. JONES: Thank you. I don't have any more
490 questions for myself.

491 Mr. Kien, did you have any questions for the
492 applicants?

493 MR. KIEN: No. My questions have been answered at
494 this time.

495 MR. JONES: Thank you.
496 Any other questions from the Board for the applicants?

497 (No response.)

498 MR. JONES: Okay. Hearing none, I will close the
499 presentation so the Board can talk amongst itself. But thank
500 you very much for your presentation.

501 And with that, I will open up the conversation to the
502 Board. If anybody has any comments, please go ahead and state
503 them.

504 MR. CALABRESE: I'll just start and say that I always
505 focus on the hardship question, and I think that in this one,
506

507 it's fairly clear to see, as was described by the applicant and
508 the architect, the other design would require this unusual and
509 perhaps untenable flow in the house which seems unreasonable.

510 So I think it would be reasonable to state that there
511 are no options besides going beyond the setback.

512 So that would satisfy me in terms of the undue
513 hardship. And it sounds like the neighbors are in accord with
514 this so that that would be another, and then the other criteria
515 is not relevant because this house is unique because it's on a
516 corner.

517 So I feel that they've met the standard under the
518 ordinance.

519 MR. JONES: I agree. I think the discussion on the
520 hardship as far as the house design and the ability to have a
521 cost-effective airflow to the addition, coupled with the
522 minimal, if non-existent, impact on the neighbors who seem to be
523 very supportive of this project, those carried a great weight
524 with me.

525 So those are sort of my general thoughts. And I
526 agree with Mr. Calabrese's analysis.

527 If there's any other comments or discussions, Mr.
528 Eppler and Mr. Kien, please feel free to discuss.

529 MR. EPPLER: So I just wanted to note because I know
530 this area fairly well and on the other side of Roosevelt from
531 this property is a park, a high slope there. So there's
532 basically no neighbor that will be looking on to the side of
533 this addition.

534 I know it's an unusual shaped lot but I think it's
535 also an unusual placement in the sense that everyone is going to
536 -- all the neighbors are going to see a house that hardly
537 changes from their point of view, from all the other
538 architectural design look from the photos and such and the
539 drawings, they're not going to see much change except the bump
540 out of the dormer windows.

541 The addition really fits well with the property and
542 again, because there's no one across on Roosevelt, there's
543 really no one that's going to have any visual impact from it,
544 the change.

545 MR. JONES: Thank you.

546 MR. KIEN: Yes, Mr. Eppler, that's the direction I was
547 going too.

548 If we were looking at encroaching on a neighbor there,
549 I think the flow, hardship may be something that we would want
550 to put a little more scrutiny around. But in the case that

551 they've made and the fact that there is no neighbor there, as
552 you've already pointed out, that for me has impact on saying
553 that I think it makes a lot of sense based on how they've
554 designed it.

555 MR. EPPLER: I don't know how common these sort of
556 corner, these trapezoid-shaped lots are, but I can imagine in
557 another case we might be having a different decision because
558 you'd have a neighbor whose visuals are going to change
559 substantially but that's not the case here.

560 MR. JONES: Thank you, all.

561 Any other comments?

562 Hearing none, is there a motion?

563 MR. CALABRESE: Yes, sir. I'd make a motion to
564 approve the variance. I don't have the number in front of me
565 here, but to approve the variance referenced in the materials.

566 MR. JONES: Thank you. Is there a second?

567 MR. KIEN: I'll second that motion.

568 MR. JONES: Thank you.

569 Akida, can we have a roll call please.

570 RECORDING SECRETARY: Mr. Kien.

571 MR. KIEN: Yes.

572 RECORDING SECRETARY: Mr. Jones.

573 MR. JONES: Yes.

574 RECORDING SECRETARY: Mr. Calabrese.

575 MR. CALABRESE: Yes.

576 RECORDING SECRETARY: Mr. Eppler.

577 MR. EPPLER: Yes.

578 RECORDING SECRETARY: Thank you.

579 MR. JONES: Congratulation, Mr. and Mrs. McNamara.

580 Good luck on your project and thank you for your application and

581 petition and being a teacher in our school system. So good

582 luck.

583 MS. MC NAMARA: Thank you so much. I appreciate that.

584 Thank you for your thoughtfulness and we appreciate it.

585 MR. MC NAMARA: Thank you.

586 MR. JONES: Thank you very much.

587 MS. MC NAMARA: Do we sign out now?

588 MR. CALABRESE: You can stay but it's not very

589 interesting.

590 MR. MC NAMARA: Thank you to the members of the Board.

591 MR. JONES: Akida, I keep having to flip between my

592 screen and the Agenda. I think the only remaining item is the

593 minutes from the last meeting; is that correct?

594 MS. ROUZI: That's right. That's all we have.

595 I can open it, but it's probably hard to see from my screen.
596 You can also open it as well, if you'd like to review it that
597 way.

598

599

6. APPROVAL OF MINUTES

600

a. Approval of the May 14, 2020 Meeting Minutes

601

602

MR. JONES: Have the Board members taken a look at the
603 meeting minutes?

604

MR. EPPLER: I have read them but since I wasn't
605 there, I'm not sure my vote is going to be meaningful.

606

MR. JONES: Yes, I think you have to abstain from that one.

607

If we just take five minutes to go through the meeting
608 minutes, and then we'll have a motion to approve them.

609

(Minutes reviewed.)

610

MR. JONES: If everybody has had time to review, are
611 there any motions to approve the minutes?

612

MR. KIEN: I make a motion to approve.

613

MR. CALABRESE: Second.

614

MR. JONES: Roll call please, Akida.

615

RECORDING SECRETARY: Mr. Kien.

616

MR. KIEN: Yes.

617 RECORDING SECRETARY: Mr. Jones.
618 MR. JONES: Yes.
619 RECORDING SECRETARY: Mr. Calabrese.
620 MR. CALABRESE: Yes.
621 RECORDING SECRETARY: Mr. Eppler.
622 MR. EPPLER: Abstain.
623 RECORDING SECRETARY: Thank you.
624 MR. JONES: I believe that was the last Agenda item.
625 Before we take a motion to adjourn, again I'd just
626 like to welcome Mr. Eppler to the Board and I look forward to
627 working with him. And given the current status of the pandemic,
628 I hope everyone is staying healthy and safe.

629
630 8. ADJOURNMENT

631 MR. JONES: Is there a motion to adjourn the July 16th
632 Board of Zoning Appeals meeting?

633 MR. CALABRESE: So moved.

634 MR. JONES: Roll call please, Akida.

635 RECORDING SECRETARY: Mr. Eppler.

636 MR. EPPLER: Approved.

637 RECORDING SECRETARY: Mr. Calabrese.

638 MR. CALABRESE: Yes.

639

RECORDING SECRETARY: Mr. Jones.

640

MR. JONES: Yes.

641

RECORDING SECRETARY: Mr. Kien.

642

MR. KIEN: Yes.

643

RECORDING SECRETARY: Thank you.

644

MR. JONES: I don't have the gavel, but virtually.

645

MR. BOYLE: See you in August for the Special Meeting

646

and appreciate everyone making themselves available.

647

MR. JONES: Sounds good. Everyone be safe.