

VILLAGE OF DELHI  
ZONING BOARD OF APPEALS MEETING  
May 14, 2019

Present: Bryan Boyer; Nancy Hughes; Joannie Bedient; Ian Lamont; Tom Little, CEO

Absent: Antha Robbins, Chair; Kristin Janke-Schneider, Delaware County Planning

Guests: Glenn Nealis, John Shephard, James Thomson

**Regular Meeting**

Bryan Boyer opened the regular meeting of the Village of Delhi Zoning Board of Appeals at 6:05 PM.

Bryan Boyer asked for a motion to approve the minutes of the February 12, 2019.

Joannie Bedient made a motion to approve the minutes. Nancy Hughes seconded the motion. All members approved.

**New Business:**

Shephard Repair – 5 Meredith Street – area variance

Tom Little, Code Officer indicated this was the former RH Lewis lot. The property was 4 separate parcel but boundary line adjustments were taken care of earlier this year with Planning Board and there is now 2 parcels. Tonight we are reviewing the setback @ Mignier property and lot coverage compliance.

Q1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variance?

Discussion was had among the board members and they felt there was no detriment. All members were in agreement.

Q2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue but would not require an area variance?

Discussion was had among the board members and they felt there was no feasible way the applicant could handle differently and the 1% difference is negligible. All members were in agreement.

Q3. Is the requested area variance substantial?

Discussion was had among the board members and they felt there was no problem. All members were in agreement.

Q4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Discussion was had among the board members and they felt there was no adverse effect or impact. In fact they felt it would be an improvement to the neighborhood. All members were in agreement.

Q5. Was the alleged difficulty self created? Consideration of this factor shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Discussion was had among the board members and they felt the difficulty was not self created. All members were in agreement.

Nancy Hughes made a motion to grant the area variance for the setback and lot coverage that were not compliant with the current Village code. Ian Lamont seconded the motion. All members approved.

Discussion was had regarding public hearing and board felt there was no need for a public hearing. The next step for this applicant would to go back to the Planning Board meeting in June.

**Old Business:**

None

**Miscellaneous:**

Secretary noted that Ian Lamont and Nancy Hughes had credit for 1 hour training session for 3/5/19 training given by Kristin Janke Schneider to Planning Board members on information for the Zoning Districts.

Joannie Bedient made a motion to adjourn the meeting. Nancy Hughes seconded the motion. All members approved. Meeting adjourned at 6:22 pm.

Respectfully submitted,

Kimberly Cairns  
Zoning Board Secretary