

Estral Beach Zoning Board of Appeals

Meeting Minutes June 24, 2021 7:00 pm

Present at the meeting were:

- Bill Smereka, Chair
- Madonna Burkit, Secretary
- Ben Nietubicz
- Elayne Petrucci

Dave Haddad and Fred Borowski (Vice Chair) have previously separated from the Estral Beach ZBA.

Steve Chapman – absent (not excused)

The meeting began at 7:02 PM and began with the Pledge of Allegiance then a discussion of the last meeting and officers present: Bill Smereka (Chairman), Fred Borowski (Vice Chair) who is no longer on ZBA, Madonna Burkit (Secretary), and members Fred Haddad and Ben Nietubicz with Carol Vandercook as Council business. Bill was late to the June 14, 2018 meeting which Fred Borowski began until Bill arrived; Bill Smereka seconded to approve the meeting minutes of the June 7 2018 and ayes all and motion carried. Those minutes were not a synopsis of comments made and are not verbatim transcripts.

Motion to accept 6/14/18 minutes by B. Nietubicz, supported by Madonna Burkit, motion carried.

Communications:

Letter from Steve Bruly re 6708 Lakeshore was read asking for long term fixes to the property's berm but not objecting to variance.

Mike (Builder for the FEMA Grant house raising) discussed his conversation with Mr. Bruly plans to repair the berm and seawall within the scope of work for the project.

Madonna Motioned to receive and file Mr. Bruly's letter, Elayne P. supported, motion carried.

New Business:

Variance for 6708 Lakeshore move 25' back will not work putting the structure on the berm, ppsl to move back 10' towards the south asking for a 15' variance which will be 10' off the road and will meet 3 of the 4 setbacks.

The home will be raised to 586' when the flood mark over the 580.3' flood zone.

Brief discussion over rehabilitation of home with ZBA and next-door neighbor, Tim Glaza at 6693 Lakeshore. Mr. Glaza voiced concern rehabilitation was economical and feasible. Mike the Builder responded state building codes would be met whether rehabilitation or building new per Mike the Builder and it is more economical to rehabilitate a home than build new citing costs from two years ago of rehabilitation at \$60/sq foot and building new at \$110/square foot.

With a vacant ZBA Vice Chair office it was decided to schedule a separate ZBA meeting to elect officers which are 2-year terms. There are currently no alternates.

FIVE QUESTIONS

Five questions answered reviewed in a separate handout which was submitted by the applicant. The Five questions were covered in ZBA training / workshop in March 2018 "In order for a Variance to be granted on the grounds of practical difficulty to ensure each of the standards are met".

Audience participation was invited and Dave Emmerick's comment to honor Ben Talerico, recently deceased, as the ZBA trainer in 2018 and in remembrance Mr. Talerico's advice if there is one improvement with setbacks to approve the variance.

Vote for Variance:

Allow the 15' variance:

Ellaine approved

Madonna approved

Ben Nietubicz approved

Bill Smereka approved

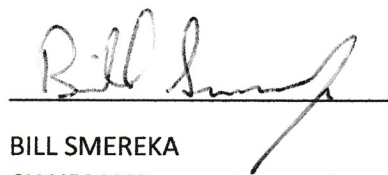
Variance passes

Bill makes motion to allow variance; Ben Nietubicz support; Elayne – yes; Madonna – yes. Variance is approved.

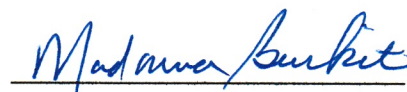
ADJOURN

Bill Smereka motioned to adjourn, Madonna seconded, motion carried. Meeting adjourned 7:26 pm

These minutes are a synopsis of the comments made at the ZBA meeting and are not intended to represent a verbatim transcript.



BILL SMEREKA
CHAIRMAN



MADONNA BURKIT
SECRETARY