

TOWN OF YORK
ZONING BOARD MINUTES
July 22, 2014

Present: Jerry Ayers, Paul Schneider, Jerry Sturm

Others: Carl Peter

7 pm – Jerry Ayers called the meeting to order.

Carl Peter – Two years ago Marty Flickner got a building permit to enclose the southern porch of his house to run a home occupation for his wife. The issuing permit is still open because there has been no electrical inspection. Since then he asked to replace the broken door on the garage which he did. In January he asked about moving the business to the garage. Carl told him he needed a variance for a home occupation outside the primary structure. In May Carl stopped to finish up the lean to and everything had been moved to the garage without a variance.

Jerry Ayers asked if the variance went with the property or the people.

Carl said he believed it went with the property but it could be phrased to limit it and grant Eileen the variance to run her shop outside the primary structure.

Jerry Sturm asked what Carl meant about the electrical inspection.

Carl said he wasn't sure whether that falls on Flickners or the previous owner.

Jerry Ayers asked if he could assess a fine for starting without having a variance.

Carl – yes he could but more important it needs to meet code. They're not sleeping there so they don't need anything pertaining to a residence. It doesn't really meet the energy code without enough insulation in the floor Marty has done the best he could with what he has. He has probably added a couple of circuits with the new heater. He needs to fill out a building permit and Carl will inspect what he can see – he needs a second exit even if it's a window in the back wall or back corner of the south wall.

Jerry Ayers called the hearing for Marty Flickner to order at 7:30 pm.

Paul Schneider moved to approve a variance to Eileen Flickner for the sole purpose of running her Make It Personal business outside the primary structure and non-transferable, provided they obtain the necessary building permit and pass inspection, Jerry Sturm seconded, all in favor, carried.

7:45 pm – Jerry Ayers adjourned the hearing, Jerry Sturm seconded, all in favor, carried

Other:

Carl said that James Ainslie at Limerick Rd & York Road W. has a planned development from way back when single family homes, stick built with full basements and lots couldn't be subdivided with min. square footage of 1500 and min. setback of 100 ft. from center line of road. He wants to move the property line 25 ft onto other lot he owns, gaining 180 ft. road frontage on Limerick Road and asking if it's possible to do this.

Jerry Ayers – seems since he owns both lots and he's not subdividing there's no problem, but are there rules that pertain to the original subdivision.

Paul Schneider – should check with the lawyer.

Respectfully submitted,
Donna Falkner, Clerk