

Village of Caledonia Zoning Board of Appeals
Meeting Minutes for May 22, 2024

Members Present: Bill Hughes, Bob Middleton, Chris Cappotelli, Cory Sisson
Member Absent: Patrick Talty

Also Present: Bob Strait, 18 Stoney Oak Circle
Melissa and Jason Reid, JReid Construction
Mike Burnside, Code Enforcement Official
Steve Kocher, 3170 Church Street

The meeting was called to order at 7:00 pm with the Pledge of Allegiance.

April 2024 Minutes

Motion by Cory Sisson, seconded by Bob Middleton, to approve the April 2024 minutes as written.
Aye: Bill Hughes, Bob Middleton, Chris Cappotelli, Cory Sisson
Nay: None
Abstention: None

Public Hearing: Area Variance for Steve Kocher, 3170 State Street

Mr. Kocher is appealing Section 215-19 of the Caledonia Zoning Ordinance. The setback of Mr. Kocher's proposed porch does not comply with code.

Mr. Kocher would like to extend the stoop and convert it to a porch, not re-create the wraparound porch that was once on the house. The front wall of the porch will not extend farther than the existing stairs. The style will be in line with the age of the home and neighboring homes.

Motion by Bill Hughes, seconded by Bob Middleton, to open the Public Hearing at 7:03 pm.
Aye: Bill Hughes, Bob Middleton, Chris Cappotelli, Cory Sisson
Nay: None
Abstention: none

The Board discussed the 5 criteria for an Area Variance in relation to Kochers' proposed project.

1: Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance

No

2: Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance

No

3: Whether the requested area variance is substantial

No

4: Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district

No; it will make the neighborhood look nice

5: Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

No; Kochers did not buy the house with the intention of adding this porch

Motion by Cory Sisson, seconded by Bob Middleton, to approve the Area Variance per the design provided.

Bill Hughes: aye
Bob Middleton: aye
Chris Cappotelli: aye
Cory Sisson: aye

Nay: None
Abstention: None

Motion by Bob Middleton, seconded by Cory Sisson, to close the public hearing at 7:35 pm.

Aye: Bill Hughes, Bob Middleton, Chris Cappotelli, Cory Sisson
Nay: None
Abstention: none

Bob Straight, 18 Stoney Oak Circle

Mr. Straight attended tonight's meeting with his contractors, Melissa and Jason Reid. He would like to extend his porch, but the setback of the proposed addition does not comply with Section 215-19 of the Caledonia Zoning Ordinance. He is asking for an approximate 10' variance to complete this project.

Board members received a copy of the proposed project from JReid construction.

Motion by Bob Middleton, seconded by Chris Cappotelli, to hold a Public Hearing on Wednesday, June 12, at 7:00 pm.

Aye: Bill Hughes, Bob Middleton, Chris Cappotelli, Cory Sisson
Nay: None
Abstention: none

Motion by Bob Middleton, seconded by Cory Sisson, to adjourn the meeting at 7:35 pm.

Aye: Bill Hughes, Bob Middleton, Chris Cappotelli, Cory Sisson
Nay: None
Abstention: none

Elizabeth Dietrich
Secretary, Village of Caledonia Zoning Board of Appeals