

Village of Corinth
Zoning Board of Appeals Meeting
Tuesday, October 25, 2022 - 5:30pm
Location: Village Hall

Zoning Board Chairman Tim Murphy called the meeting to order at 5:30pm.

Attendance:

Tim Murphy, Paul Pacco, Kelly Peris, Village Attorney-Stefanie Bitter, Code Enforcement Officer-Neil Hepner, and Secretary-Renee Hala
Quorum Present

Public Present: Applicant

Lisa Bernash

1. **Review/Approve August 9, 2022 Meeting Minutes** - Motion to approve the 8/09/2022 meeting minutes as presented made by Paul Pacco, seconded by Kelly Peris.
All in favor ~ aye.

2. **Old Business:**

Application #ZB-2022-0001 – Use Variance Application

Applicant: William Freeman
Location: 18 Pine Street
Tax Map ID: 74.21-1-33
Zoning: Village Residential 1
Description of Project: Car Wash (Re-Open)

Neil stated that the applicant withdrew the Use Variance Application. The applicant was able to provide ample evidence of non-abandonment to the village code enforcement office.

3. **New Business:**

Application #ZB-2022-0003 – Use Variance Application – Initial Review

Applicant: Lisa Bernash
Location: 221 Ash Street
Tax Map ID: 74.37-2-18
Zoning: Village Residential 1
Description of Project: Installation of Manufactured Home on Vacant Lot for Permanent Residence

Neil explained to the Zoning Board that he had issued a building permit to the applicant to place a manufactured home on the above lot location, however after further review he advised the applicant that the property is located in the Village Residential Zone 1, which does not permit manufactured homes on vacant lots and she will need to submit the Use Variance Application.

Applicant Lisa Bernash appeared before the board, she stated that she has already invested a significant amount of money into the property and the slab is ready to be poured. It was her understanding that she was approved and was ok to move forward.

Board Discussion:

Size of home – 12 x 70

Applicant intends to place small shed on property

Applicant intends to build roof over 20 x 20 patio

Lot size – 50 x 130 – Meets all setbacks and cannot be used for any other permitted uses

Multiple manufactured homes already on Ash Street

Chairman Murphy asked Neil if he feels the documents he received from the applicant have sufficient supporting evidence for the Use Variance, Neil listed the documents he received to the board and stated he feels they are sufficient for the intended use. Chairman Murphy reviewed the documents that the applicant provided.

Attorney Bitter and the Zoning Board reviewed the application, explaining to the applicant that she must meet the Use Variance Standards of Approval.

Attorney Bitter and the Zoning Board went through the Use Variance Standards.

Chairman Murphy asked the board if there were any other questions, comments, or concerns, there were none.

The Zoning Board of Appeals found the Use Variance Application complete and ready to move forward.

Public Hearing date set for Wednesday, November 16, 2022 - 5:30pm, Village Hall

The applicant will provide notice of public hearing and data regarding the substance of the appeal to adjacent property owners at least 5 calendar days prior to the hearing. Applicant must also provide the notarized Affidavit included in the application to the Zoning Board as proof of mailings.

Secretary of the Zoning Board of Appeals will have the public hearing legal notice published in the official newspaper of the Village at least 5 calendar days prior to the date thereof.

4. Next Meeting – Wednesday, November 16, 2022 – 5:30pm, Village Hall

5. Adjournment

There being no further business a motion was made by Paul Pacco and seconded by Kelly Peris to adjourn at 6:10pm.

All in favor ~ aye

Minutes submitted by Renee Hala, Recording Secretary