

Brimfield Zoning Board of Appeals
Tuesday, September 26th, 2023

Present: L.Coe, R.Jones, M.McKown, C.Monk, B.Starling, W.Symonds.

Absent: N.Porter

President Brian Starling noted a quorum and called the meeting to order at 6:32 pm.

Motion to Approve the August 29th, 2023, meeting minutes as presented: Coe. Seconds: Symonds All in favor, motion carried.

No Old Business

New Business

1. Variance Hearing to address Variance 2023 -1 for Robert Stokes at 416 N. Galena Ave.

Motion to enter hearing: Coe. Second: Jones.

- a. Variance request to place ground mount solar on the property that will by in large be placed behind an existing privacy fence by a pool. Little to no visibility from the road. At rear of property. (Information from Resident Stokes and Representative from ADT Solar.)
- b. Neighbors in attendance, none presented objections.
- c. Board requested info about who would install, what safety precautions would be in place to access solar panel service/power shut off. Would there be reflection. All questions answered by Mr. Stokes and ADT Rep.

Motion to exit hearing: Monk. Second: McKown. Roll Call Vote: Jones: Yes, Monk: Yes, Symonds: Yes, McKown: Yes, Coe: No, Starling: Yes. Variance 2023-1 was Granted.

2. Variance Hearing to address Variance 2023-2 for Mallory Herman at 204 W Knoxville St.

Motion to enter hearing: Symonds. Second: Monk.

- a. Variance request to put a fence that is greater than 6ft in height and a privacy fence on side of the house. Placement of the garage behind house prevents desired 6ft privacy fence placement from being entirely behind the residence.
- b. No neighbors in attendance, no objectors. Has spoke to neighbors who present no concerns.
- c. Board verified drawings of how far alongside the house the fence would extend and that there would be no visual impediments to drivers. Determined placement is no where road or line of sight to drivers for this corner lot. Privacy fence material will be wood picket.

Motion to exit hearing: McKown. Second: Jones. Roll Call Vote: Jones: Yes, Monk: Yes, Symonds: Yes, McKown: yes, Coe: Cast no vote, Starling: Yes. Variance 2023-2 was Granted.

No Other Business. Next Scheduled Quarterly Meeting is Tuesday, October 24th, 2023 at 6:30 pm.

Motion to Adjourn: Coe. Second Jones. All in favor, motion carried.

Meeting Adjourned at 6:54pm.