

The RACOG Cooperative ZBA met in regular session on Wednesday, October 7, 2020. Present were T. Kight, D. Austin, B. Fetterly and T. Heagle. R. Blank was absent. Chairperson Kight called the meeting to order at 7:00pm.

Motion by T. Heagle, seconded by B. Fetterly to dispense with the reading of the July 22, 2020 minutes and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Chairperson Kight presented an area variance application for parcel no. 86.48-1-26 owned by Steven and Jessica Anderson and located at 6 North Jefferson Street, West Carthage. Rick McGrady, representing J. Anderson, stated that the applicant installed a fence without applying for a permit. The subsequent zoning permit application was denied because the fence does not comply with the following sections of the V/West Carthage zoning law:

- 91-16C; Subsection 3: No fence or wall shall be more than 6 feet in height in the rear or side yards nor more than 42 inches in front yards.
- 91-16C; Subsection 4: A fence or wall shall be located at least 6 inches from any adjoining property line and at least 3 feet from any sidewalk or street line.

The subject fence is 71" tall in the front yard and abuts to a fence on the adjoining property.

Mr. McGrady stated that the applicant was not aware she needed a permit. The fence was installed to keep school children from getting on a trampoline in her yard and to prevent trash in her yard from a local business. In response to questions, Mr. McGrady stated that the business is ½ block from the residence. Mr. McGrady stated that stumps and roots on the property make it difficult to install the fence in an area that would comply with the zoning law.

The applicant's representative gave permission for Board members to visit and inspect the site.

Motion by D. Austin, seconded by B. Fetterly to schedule a public hearing on the area variance application for November 4, 2020. Ayes-4, Nays-0. Motion carried.

Motion by T. Kight, seconded by T. Heagle to adjourn. The meeting adjourned at 7:24pm.

Christina Vargulick
RACOG Cooperative ZBA, Secretary