

## **ZONING BOARD OF ADJUSTMENT**

Minutes of March 6, 2025

Members Present: Waugh (Chair), Green, Fischel, Epps

Deliberations: Waugh opened the meeting at 7:15 pm and the Board deliberated upon the following cases:

1. Case #39021-Z2025-02. Following discussion, Waugh moved, and Green seconded a motion to approve a special exception under Article VII, Section 704.4 for Robert and Myra Kelbalka to construct a driveway more than 14' wide at 63 E. Wheelock St. on the grounds, and subject to the conditions set out in the written decision. All voted in favor, none opposed.
2. Case #23030-Z2025-03. Following discussion, Green moved and Waugh seconded a motion to the request from Catherine Rieke and Jason Pettus for a variance from the setback provisions of Section 504.2.B to expand a nonconforming garage further into the front setback on their property at 5 Huntley Rd. on the grounds, and subject to the conditions set out in the written decision. All voted in favor, none opposed.
3. Case #Z41052-2025-04. Following discussion, Waugh moved, and Green seconded a motion to approve a special exception to add a garage to one-family dwelling at 13 Lyme Road, on the grounds, and subject to the conditions set out in the written decision. All voted in favor, none opposed.

Minutes: After review, Green moved, and Fischel seconded a motion to approve the Minutes of 2/27/2025 as written.

The Board adjourned at 8:15.

Respectfully Submitted,  
Bruce Simpson