

**Summit Township Zoning Board of Appeals**  
**Thursday, August 11, 2011**

**PRESENT:** Kevin Thomson, Chairman; Bob Dubois, Township Trustee; Larry Dunn, Secretary, George Gancsos, Jr., Planning Commission Liaison Jim Bogie, Tony Hollow, Jane Grover, Alternate and John Worden, Zoning Administrator

**ABSENT:** James Brunner Vice Chairman

Chairman, K. Thomson, called the meeting to order on Thursday, August 11, 2011 at 7:00 p.m., in the Township Hall Meeting Room at 2121 Ferguson Road.

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A motion was made by L. Dunn, and supported by Chairman K. Thomson, to approve the minutes of the Thursday, May 12, 2011 as written. The motion carried unanimously.

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Case #11-08-0013 – Variance Fence Height Road Side – 702 19<sup>th</sup> Street – Germaine Adams  
Owner/Applicant – Edward Woods, Representative

A public hearing was held at the request of Germaine Adams, 702 19<sup>th</sup> Street, for a variance of two (2) feet from the four (4) feet maximum height for a fence allowed in the front yard portion of the building and extending up to eight (8) feet from the house towards the road (Carlton Boulevard). The property is located in the Urban Residential District (RU-1).

Mr. Edward Woods, Representative of 2051 Cascade Woods, spoke on behalf of the applicant.

The applicant is requesting the variance to install of fence that is six (6) feet high and will extend up to eight (8) feet from the north side of the house towards Carlton Boulevard. The installation of the fence will not cause visibility problems at the intersection of 19<sup>th</sup> Street or Carlton Boulevard as shown in the pictures provided. The fence height will allow a greater degree of privacy in the rear yard of the house from the passing vehicles and the business across Carlton Boulevard.

A motion was made by G. Gancsos, supported by Chairman K. Thomson, to grant an additional two (2) feet in height from the allowed maximum height of four (4) feet allowed for a fence in the front or side yard of a residence that extends from a building to the road setback. The variance will allow a fence height of six (6) feet from the north side of the house towards Carlton Boulevard and extending of up to eight (8) feet from the house under 150.367 Subsection (B) – (1) a-d, 2, 3 and 4 of the Zoning Ordinance. The motion carried unanimously.

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A motion was made by J. Bogie, supported by B. Dubois, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:10 pm

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Respectfully Submitted

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Larry Dunn, Secretary

