

**ACTION REPORT**  
**Board of Zoning Appeals**  
**September 21, 2010**  
**7:00pm**

**I. Call to order and pledge**

**II. Introduction of Board members**

- Members present: Scott Kilgore, Nancy Plesnarski, Gary Willis, Todd Chernik, Walter Rekuc, John McRae, Jim Hilley

**III. Approval of August meeting minutes**

- Motion to approve: Nancy Plesnarski
- 2<sup>nd</sup>: Scott Kilgore
- Vote: 4-0, 1 abstained, Motion Approved

**IV. Public Hearing**

- **V10-008**, 13366 Freemanville Road, Igor Dubovoy  
Request(s):
  - To allow a guesthouse to exceed the maximum allowed 1,500 square feet
  - To allow a guesthouse to be located in the front yard (Article 64-1598.b.3,5)
- Motion to **approve with conditions**: Walter Rekuc
  - Conditions:
    - The guest house should not exceed 3,000 square feet of heated floor space, above the basement;
    - The guest house should be of a style similar to, and finished with materials that match the main house;
    - Clearing shall be limited to the area required for the house, drive, roadway, septic system and utilities parallel to the driveway;
    - The house shall be located a minimum of 150' from the eastern (Friedman) property, and 50' from the northern property line;
    - The septic system shall remain out of the minimum side yard.
- 2<sup>nd</sup>: Scott Kilgore
- Vote: 7-0, Motion **Approved**
- **V10-009**, 14350 Morning Mountain Way, Danny Holt  
Request(s):
  - To allow an outdoor fireplace to be located in the side yard (Article 64-77.2.b.2)
- Motion to **approve with conditions**: Walter Rekuc
  - Condition(s):
    - Fireplace shall be constructed no closer than 10' from property line
- Vote: 7-0, Motion **Approved**



**V. Other business**

- Discussion concerning outdoor fireplaces
  - Board prefers to continue review on a case by case basis.

**VI. Adjournment**