

Village of Hilton Zoning Board  
Meeting Minutes of February 14, 2017  
Approved

Member's Present: Richard LaForce, Pat Holenbeck, Shelly Kordish, and Murray Weaver

Member's Absent: Richard Bjornholm

Administration Present: Code Enforcement Officer Mike Lissow and Recording Secretary Debbie Jones

Guests: Nicholas Toombs

The meeting was called to order at 6:36 p.m. by Member's Weaver and Holenbeck with the Pledge of Allegiance to the flag.

Member Holenbeck explained the functions and responsibilities of the Zoning Board.

**PUBLIC HEARING – 18-20 GROVE STREET- AREA VARIANCE**

Application of Kurt Toombs, 18-20 Grove Street, for an Area Variance to construct a 200 square foot accessory structure. Section 24-302 E 1 (b) states accessory structure shall not exceed 144 square feet. This property is zoned Residential.

Code Enforcement Officer, Mike Lissow entered the meeting at 6:40 p.m.

Mr. Lissow explained to the Board there is an easement on this property. Department of Public Works Superintendent, Mike McHenry, Kurt Toombs and himself had met on the property to discuss placement of the shed due to the easement. Mr. McHenry has given permission to Mr. Toombs to place the shed within the easement since it is a removable structure.

With that being said, Mr. Nicholas Toombs, the applicant's son was here to present this application in his absence due to a work commitment. Mr. Toombs stated his father would like to construct a 10x20 shed in the rear of this property; the lot is too narrow for a garage. This is a two-family residence and the tenants are leaving their things outside against the back of the house and it looks cluttered and unsightly. The landlord feels this will enhance the neighborhood by eliminating the clutter all around the perimeter of the home, which is his goal to improve the appearance of the property. Each tenant will have their own secured space within the shed plus the landlord will also have his own secured area for storage.

**PUBLIC COMMENT:** Opened at 6:44 p.m.

No public present or communication received by the office.  
Public comments closed at 6:44 p.m.

