

# MARBLEHEAD PLANNING COMMISSION MEETING

July 6, 2022

Meeting called to order by Chairman Tim Feller at 6:00 PM. Members answering Roll Call: Members Richard Zembala and Cher Monak, Council Member Maryann Sauvey, Mayor Jackie Bird, and Chairman Tim Feller. Motion made by Mayor Jackie Bird and seconded by Council Member Maryann Sauvey to approve the June 1, 2022 minutes as presented. Motion carried by unanimous roll call vote.

**Public Comments:**

**Old Business: None**

**New Business: Public Hearing for Variance for Bay Point Waterview for the existing Multi-family Condition Use Permit #01-20.** John Murphy, a partner in Bay Point Acquisitions and Jeff Yoder, the Project Engineer were present to explain the variance request to the Board of Zoning Appeals. They propose to remove various garages, some that tie dwellings together and some that were platted as free-standing. They also would like to extend the porches on 20 dwelling units located along the east side of the development. The Board reviewed the drawings supplied (copy on file) and asked questions as to which units specifically, are involved. Jeff Yoder said that the parking spaces would still be maintained after the garages are removed, leaving two off-street parking spaces for every dwelling. In addition to the changes made to the original permit granted, this hearing is required to allow less than three dwelling units in one multi-family building as required by rule. If this variance proposal is granted then dwelling units 90, 97 and 98 would be a single dwelling, and dwelling units 99 and 100, 101 and 102, 103 and 104, 91 and 92, 93 and 94 and 95 and 96 would each have 2 dwelling units per building. Each building would be separated by 21 feet. Although these buildings will now be single dwellings or two dwellings per building, they are not considered single family homes or duplexes, but are still all multi-family dwellings for the purpose of permitting. Altogether, there would be two garage units removed from between dwelling units 96 and 97, 94 and 95, 92 and 93, 90 and 91, 98 and 99, 100 and 101, 102 and 103. Also, the following stand-alone garages would be removed: 3 garages next to dwelling unit 77, and 3 garages just south of dwelling unit 97 and replaced with 4 parking spaces. The 16 stand-alone garages platted to the east of dwelling units 97 and 104 will be removed and replaced by 21 parking spaces. In addition, the dwelling units 45, and 78 thru 89, and 105 thru 111 would each have a 2-foot addition to the porches. The additions would be on the side of the dwellings away from the road, so there would be no setback change to the road.

A motion was made by Mayor Jackie Bird and seconded by Member Cher Monak to approve the Bay Point Waterview variance #03-22 to allow two garage units be removed from between each dwelling units 96 and 97, 94 and 95, 92 and 93, 90 and 91, 98 and 99, 100 and 101, 102 and 103, and also to remove 3 garages next to dwelling unit 77, and remove 3 garages just south of dwelling unit 97 and replace with 4 parking spaces, and also the 16 stand-alone garages platted to the east of dwelling units 97 and 104 to be removed and replaced by 21 parking spaces, and also, the dwelling units 45, and 78 thru 89, and 105 thru 111 would each have a 2-foot addition to the porches, such variance causing no net loss in parking spaces and resulting in two parking spaces per dwelling for the development, and further that the variance application and Finding of Fact which includes review of the factors listed in §154.279 is made part of these minutes. Motion carried by unanimous roll call vote.

**Infomal meeting for camper on house lot.** Mr. Ron Lear, the owner of the house at 504 Harsh road appeared before the Board for a possible variance request. The Lears intend to remodel their house and would like to place a camper in the yard to use as a partial dwelling while the remodeling is ongoing. The Board explained to Mr. Lear that this situation has come up in the

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past and the Board has consistently been against this type of variance. Chairman Feller said they would not be in favor of such a variance request if it appeared before them.

**Informal meeting for accessory structures to exceed 1200 square feet.** Mr. Stayancho did not appear for this meeting.

**Informal meeting to clarify the changes to the density Zoning Amendment 01-22** presented to Council previously. Council members attended a joint Council-Planning meeting June 1, 2022 to discuss these suggestions. The Planning Commission discussed these issues today and made the following changes to the Amendment proposal:

### Multi-family

The 2 recommendations for Multi-family development were incorporated:

1. Definition of "street" was added
2. The term "street" will be used throughout the section

### R-1

Lot size – 70 front and 120 Depth.

Minimum front yard – 50 ft.

Minimum rear yard – 40 ft.

Minimum side yard – 15 ft.

Minimum square feet – 9,800

This would leave a buildable area for a new house of 1,500 square feet. For example, a 2 ½ story house of 4,000 square feet could be built in this space

Secretary Hruska will present these suggestions to Council at their next meeting to get their feedback before we schedule a new Amendment hearing for August 3.

**Zoning Administrator Hruska gave his zoning report.**

Meeting adjourned at 7:30 PM

I, hereby certify these minutes to be true and accurate



Secretary, Robert Hruska