

**Village of Liverpool Zoning Board of Appeals  
Minutes  
Monday, December 18, 2017 – 6:00 p.m.**

Attendees:

Jon Miles, Chairman  
Dennis Hebert, absent  
Melissa Cassidy

Pamela Carey  
John Langey - Attorney  
Sandra Callahan, ZBA Secretary

**Call to Order**

Chairman Miles called the meeting to order at 6:00 p.m. and led all present in the Pledge of Allegiance.

**Adoption of Minutes**

Ms. Carey moved and Ms. Cassidy seconded the motion to adopt the minutes from November 27, 2017. Approved.

Chairman Miles thanked Mike Romano for his many years of service to the Zoning Board.

**Old Business – Andrew Lodge – 206 Third Street**

The applicant presented the case for an area variance to §380-23.B(2a) to allow for a reduction in front set back from 30' to 11' to allow for the construction of an open, wrap-around front porch for a property located at 206 Third St. designated as tax map #006.-06-16.0.

Mr. Lodge said the footprint is identical; the porch is moving 5' outward.

Chairman Miles read the 5 criteria for granting a variance.

Mr. Lodge said that after purchasing the house and working on it, they discovered the original foundation was separating from the porch and more work was involved than anticipated for repairing the porch. He decided to rebuild the porch in a wraparound style. He stated he currently has a building permit to rebuild the existing porch if the variance is not granted. Mr. Lodge also provided architectural drawings of the proposed porch to the board.

Chairman Miles asked the Board for any comments or concerns.

Chairman Miles thinks the drawings look great and are in style with the character of the Village. Ms. Carey said it will look nice. Ms. Cassidy hopes it encourages the neighbors to do similar porches.

Ms. Cassidy moved and Ms. Carey seconded the motion to grant the variance with the conditions that the porch needs to be built to the specs submitted within 6 months and it is never to be enclosed. All ayes, motion approved.

There being no further business, Ms. Carey moved and Ms. Cassidy seconded the motion to adjourn. Meeting adjourned at 6:15.

Respectfully submitted,

Sandra J. Callahan  
Deputy Clerk