

**MECHANICAL EQUIPMENT ARBITRATION COMMITTEE MEETING
HELD IN THE COMMUNITY DEVELOPMENT CONFERENCE ROOM,
MONDAY, MARCH 20, 2023, AT 8:30 A.M.**

PRESENT:

Chris Rayes
Kelly Smith
Shantelle Hubbard, Recording Secretary

ALSO, PRESENT

Carlo Romita, 22588 Ardmore Park, petitioner
Kathy Bybee, 20212 Shores, petitioner
Michael Fuga, 22544 Lange, petitioner

Rayes called the meeting to order at 8:44 am.

CASE NO. PMBA23003: Request a variance to place two air conditioning units and one mini-split on the side of the house at 22588 Ardmore Park. (Ordinance #22.406, Sec. 8-166)

Carlo Romita, 22588 Ardmore Park, on the west side they are proposing two air conditioning units and a mini-split. The mini-split is one foot wide two feet long. They have not purchased any units at this time. They feel the west side is the best there is already a fence there. He said that the neighbor has no issues on that side. A quarter way down on the property they propose a fence. A chain link does exist. The units are quiet and up to date. There is an egress window in the back. There is five feet from property line to the house.

Romita does not have any specs on the units.

Rayes asked if they can go further south.

Smith said that he does not have a problem with the mini-split and he would like to know what size of the units are. We will have to table this case until he has the specs of the units for the clearance around it and a letter from the neighbor.

Romita would like another option if they cannot go on the west or east side.

Smith told Romita he needs to get the information from Comfort Tech before he will approve the variance. If the clearances are there then he will be fine. The mini-split is fine.

Audience Participation: None

Rayes made a motion, supported by Smith, to table the variance to place two air conditioning units and one mini-split on the side of the house at 22588 Ardmore Park, he needs to get the specs for the units and a letter from the neighbor.

AYES: RAYES, SMITH

NAYES: NONE

MOTION CARRIED

CASE NO. PMBA23004: Request a variance to place an air conditioning on the side of the house at 20212 Shores. (*Ordinance #22.406, Sec. 8-166*)

Katherine Bybee, 20212 Shores, the existing air conditioner is 80" from the house to the neighbor's driveway. She will put it in the same spot. There is a letter from the neighbor on file.

Audience Participation: None

Rayes made a motion, supported by Smith, to approve the variance to place an air conditioning unit on the side of the house at 20212 Shores.

AYES: RAYES, SMITH

NAYES: NONE

MOTION CARRIED

CASE NO. PMBA23005: Request a variance to place an air conditioner on the side of the house at 22544 Lange.

Michael Fuga, 22544 Lange, there is no central air conditioning. There is no space in the back of the house. There is a family room and a hot tub on a slab in the back.

The board requesting a letter from the neighbor and the specs of the air conditioner.

The petitioner said that there will be a two-foot clearance.

Audience Participation: None

Rayes made a motion, supported by Smith, to table the variance to place an air conditioning unit on the side of the house at 22544 Lange.

AYES: RAYES, SMITH

NAYES: NONE

MOTION CARRIED

APPROVAL OF MECHANICAL EQUIPMENT ARBITRATION MEETING MINUTES OF FEBRUARY 13, 2023

Rayes made a motion, supported by Smith, to approve the Mechanical Equipment Arbitration meeting minutes of February 13, 2023.

AYES: RAYES, SMITH

NAYES: NONE

ABSENT: NONE

MOTION CARRIED

ADJOURNMENT

Rayes made a motion, supported by Smith, to adjourn the meeting at 9:14 a.m.

AYES: RAYES, SMITH

NAYES: NONE

ABSENT: NONE

MOTION CARRIED

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A MECHANICAL EQUIPMENT ARBITRATION MEETING AND DO NOT REPRESENT A VERBATIM RECORD]