

**MECHANICAL EQUIPMENT ARBITRATION COMMITTEE MEETING
HELD IN THE COMMUNITY DEVELOPMENT CONFERENCE ROOM,
MONDAY, OCTOBER 10, 2023, AT 8:30 A.M.**

PRESENT:

Chris Rayes
Kelly Smith
Shantelle Hubbard, Recording Secretary

ALSO, PRESENT:

Patrick McCabe, 22411 Lakeland St., petitioner
Joseph Novitsky, 30202 Jefferson, Architecture
Sue Ellen Jurcak, 30202 Jefferson, homeowner
James Jurcak, 30202 Jefferson, homeowner
Dan Connel, 30202 Jefferson, Builder

Rayes called the meeting to order at 8:33 am.

1. **CASE NO. PMBA23027: REQUEST A VARIANCE TO REPLACE THE AIR CONDITIONER UNIT IN THE SAME PLACE LOCATED ON THE SIDE OF THE HOUSE AT 23293 CLAIRWOOD. (Ordinance #22.406, Sec. 8-166)**

No one appeared for the meeting. After discussion amongst the board a decision was made to approve the petitioner's request.

Rayes made a motion, supported by, Smith to approve the variance to place the air conditioner in the same place located on the side of the house at 23293 Clairwood.

AYES: ALL

NAYES: NONE

MOTION: PASSED

2. **CASE NO. PMBA23028: REQUEST A VARIANCE TO PLACE A NEW GENERATOR ON THE SIDE OF THE HOUSE AT 22411 LAKELAND. (Ordinance #22.406, Sec. 8-166)**

Patrick McCabe, 22411 Lakeland, cannot place the generator in the back because there is a deck. There is plenty of room between his house and the neighbors. He had the neighbor's permission to place it there. It will be between the windows closest to the meter.

Smith made a motion, supported by Rayes to approve the variance to place a new generator on the side of the house at 22411 Lakeland.

AYES: ALL

NAYES: NONE

MOTION: PASSED

3. **CASE NO. PMBA23029: REQUEST A VARIANCE TO PLACE TWO A/C UNITS ON THE SIDE OF THE HOUSE AND ONE GENERATOR IN FRONT OF THE HOUSE AT 30202 JEFFERSON. (Ordinance #22.406, Sec. 8-166)**

James and Sue Ellen Jurcak, 30202 Jefferson. Also present was Joe Novitsky, architect, and Dan Connel, builder.

Joe Novitsky stated that it is a small site. The location of the air conditioners on a wall that is solid that is beyond the house to the south and it is shielded from the house on the north. This is the only place to put them because of the narrow lot. They complied with the viewing line that is way beyond the setback line. This is a non-intrusive spot compared to anywhere on site.

They want to put in an emergency generator in the front of the house that would be shielded from the street with landscaping and there are no neighbors. The church across the street gives them their approval. The neighbor to the north is still upset about the third story. The neighbor to the south and she is upset that they took the trees. No support from the neighbors. They are in the floodplain. The grade in the back for the air conditioners is inches.

Mr. Novitsky stated that they at 582.3 so the garage can be sloped down to drain out. The front yard is 2 ½" lower than the back yard.

Mr. Rayes stated that they cannot raise the grade without the city' approval.

The garage and the house are on the same level. They are retaining from the outside. They hired a civil engineer. They feel that it is less intrusive.

Rayes about the screening. They have arborvitaes which will be right next to each other which is not allowed it would be in violation of the fence ordinance.

Rayes stated that they can only use landscaping that would go as high as the generator. Ms. Jurcak stated that they will take care of the landscaping.

Smith does not see another spot for the generator without being intrusive.

They are 95' or greater from the center of Jefferson.

Rayes stated that they should put the minimum needed for generator which the bottom is stone. They bring a coarse line around it.

Rayes made a motion, supported by, Smith to approve the variance to place two A/C units on the southeast corner of the house according to the plan that was submitted and a generator in the front west of the house with the condition that they would extend the building material of the base of the house around the generator at 30202 Jefferson.

AYES: ALL

NAYES: NONE

MOTION: PASSED

4. CONSIDERATION OF THE MECHANICAL EQUIPMENT ARBITRATION MEETING MINUTES OF SEPTEMBER 18, 2023.

Rayes made a motion, supported by Smith, to approve the Mechanical Equipment Arbitration meeting minutes of September 18, 2023.

AYES: ALL

NAYES: NONE

MOTION: PASSED

5. AUDIENCE PARTICIPATION: None

6. ADJOURNMENT

Rayes made a motion, supported by Smith, to adjourn the meeting at 8:53 a.m.

AYES: ALL

NAYES: NONE
MOTION: PASSED

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

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