

**Aye:** 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**2. Conduct the public hearing to consider a variance to Section 6-2-12:1 to permit a 6-foot-tall fence in the corner side yard setback at 5 South River Road - PZC 21-1-123**

Kathleen Russell, Planning Services Team, provided an overview of the request.

The PZC asked if the variance request was to replace the existing fence in the same location. Ms. Russell confirmed yes.

The petitioner, Man Yee Wong, provided details of the request.

Public Testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner McDaniel, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-123, a variance to Section 6-2-12:1 to permit a 6-foot-tall fence in the corner side yard setback at 5 South River Road.**

**Aye:** 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**3. Conduct the public hearing to consider a variance from Section 6-6A-7:1 to permit a three-season porch that encroaches into the rear yard setback at 720 Roanoake Court - PZC 21-1-124**

Ashley Green, Planning Services Team, provided an overview of the request.

The PZC inquired if the three-season porch encroaches into the side yard setback. Ms. Green responded it only encroaches into the rear yard setback.

The petitioner, David Prochnow, provided details of the request.

The PZC inquired about the size of the three-season porch. Mr. Prochnow responded it will be 14' by 16'.

Public Testimony: None

The PZC closed the public hearing.

**A motion was made by Commissioner Van Someren, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-124, a variance to Section 6-6A-7:1 to permit a three-season porch to encroach 8' into the required 27' rear yard setback, subject to the condition noted in the staff report, for the property located at 720 Roanoake Court.**

Aye: 9 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the November 3, 2021 Planning and Zoning Commission meeting

The Commission approved the meeting minutes of the November 3, 2021 Planning and Zoning Commission meeting.

**This Report was approved.**

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

The PZC welcomed Commissioner Castagnoli and the PZC student members and noted the Commission is a land use board.

**H. ADJOURNMENT:**

The PZC adjourned the meeting at 7:20 PM.