

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow for the installation of 1 development identification sign at the southern entrance to the shopping center for the property located at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Athanikar, Bansal, Habel, Margulies, Robbins, Fessler, Hanson  
Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow the East Aurora monument sign to remain on the subject property located at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler  
Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow the West Aurora monument sign to remain on the subject property at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler  
Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow for the installation of 1 monument sign at the northwest corner of the subject property located at 204 Route 59, Westridge Court Shopping Center.

Ayes: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler  
Absent: 2 - Losurdo, Van Someren

**3.** Conduct the public hearing to consider a variance to allow a 3-season room to encroach into the rear yard setback at 2212 River Woods Dr. -PZC 19-1-124

Scott Williams, Planning Services Team, gave an overview of the request.

Commissioner Bansal inquired about the condition of approval by staff. Williams stated the condition is a limitation on the future lot coverage in the rear yard of the property.

Brett Richter, spoke on behalf of the petitioner and pointed out that given the number of mature trees, the proposal has minimal impact on surrounding properties.

Chairman Hanson asked if the homeowners are okay with the condition of approval recommended by staff. Mr. Richter responded yes. Commissioner Bansal asked if the proposal has a negative impact on the neighborhood. Williams responded no but the biggest concern is the proposed setback.

Public Testimony: None

PZC closed the public hearing.

**A motion was made by Athanikar and seconded by Habel to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-123, a variance to allow a 3 season room to encroach 11' into the 35' rear yard setback for the property located at 2212 River Woods Drive with the condition that the 235 square feet of the 3-season room encroaching into the rear yard setback shall be included when calculating the percentage of the required yard that may be occupied by detached accessory structures, such that the total detached accessory structures plus the proposed 3-season room shall not exceed 25% of the required rear yard per Section 6-2-10.5.**

**Ayes: 7 - Bansal, Margulies, Habel, Athanikar, Robbins, Fessler**

**Absent: 2 - Losurdo, Van Someren**

4. Conduct the public hearing to consider a variance in order to install a fence at the subject property located at 240-244 E. 4th Avenue - PZC 19-1-130

Erin Venard, Planning Services Team, gave an overview of the request.

David Trollope spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

**A motion was made by Robbins and seconded by Habel to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-130, a variance to allow for the construction of a 6' tall privacy fence on a property without a principle structure for the property located at 240-244 E. 4th Avenue.**

**Ayes: 7 - Bansal, Margulies, Habel, Athanikar, Robbins, Fessler, Hanson**

**Absent: 2 - Losurdo, Van Someren**

5. Conduct the public hearing for Polo Club (PZC 18-1-022) located at 23450 and 23700 W 119th Street. (Item 1 of 3)

Gabrielle Mattingly, Planning Services Team, gave an overview of the request.

Danielle Dash, DR Horton spoke on behalf of the petitioner described the revisions to the plan since the plan was presented to the Commission on February 6, 2019.

The PZC inquired about the 119th street queueing comparisons included in the traffic study for the 2028 build out and asked if the traffic study accounted for the age targeted homes. Ms. Dash stated that the study does not include a discount for the age targeted homes which would produce less traffic. Commissioner Bansal inquired if the response to the proposal has been positive. Ms. Dash stated the feedback from the school