

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
June 16, 2016**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 p.m. on Thursday, June 16, 2016 in the Village Hall by Chair Wayne Stahlmann.

Members present: Kerri Stroka
 John Strobl
 Chair Wayne Stahlmann
 Molly O'Donnell
 Susan Cookingham

Mr. Stahlmann opened the meeting with the Pledge of Allegiance.

Application of Lisa Sullivan, 27 Woodmere Circle, Section 112, Block 16, Lot 13

Relief Requested: An area variance to permit a fence to be 6 feet in height where 4 feet is the maximum height allowed for fences.

Lisa Sullivan appeared before the board requesting to construct a 6-foot tall fence and 5-foot in the front. Because the lot is a corner lot on South Church Street and Woodmere Circle, technically the side is considered a front yard which only allows a 4-foot high fence. The applicant stated there are many deer in the area and that she has four dogs. The reason for the 5-foot high fence in the front is to keep the dogs in and the deer out. She is also trying to gain some privacy from the road and traffic on the side. The whole front of the house is much lower. They are proposing a 4-foot fence in the front of the house. She stated the true front fence would be a slat fence with a concave top that dips in. The back would be a privacy fence, also concave at the tops. Ms. Sullivan stated she intends to put the front fence up on the hill, not near the sidewalk. It is about 40-feet back from the street and sidewalk.

Chairman Stahlmann asked the board members for comments.

Mr. Strobl stated he thinks it will be fine off of the front. He doesn't see this fence as a big deal.

Mr. Stahlmann stated the sight lines are not blocked.

Ms. Stroka stated the mailbox in the front seems to be a bigger sight distance issue than the fence is. The applicant stated that the community mailbox is set to be removed soon.

Ms. O'Donnell stated she is fine with the fence.

Ms. Cookingham stated she is also fine with the fence.

Chairman Stahlmann asked if there was any public comment.

There was no comment from the public.

VOTE BY PROPER MOTION made by Molly O'Donnell, seconded by John Strobl to close the public hearing. The motion was approved unanimously.

VOTE BY PROPER MOTION made by Molly O'Donnell, seconded by Kerri Stroka to grant the area variance to permit the 6-foot fence on the side and 5-foot fence in the front as you look at the house. The motion was approved unanimously.

Mr. Stahlmann stated that Stagecoach Properties would be back at the next meeting on July 21, 2016 to address the board.

The meeting concluded at 7:39 p.m.

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Wayne Stahlmann, Chair
Notes prepared by Tanya McPhee