



Entered into evidence:

A-3 Photos of neighbor's fence

Mr. Peace said the photos are of 2301 Camden Avenue. Mr. Gerken said it is block 303, lot 19. Chairwoman DeSarno said there is a pool in the side yard on that property. Mr. Peace said correct.

Chairwoman DeSarno said it is pretty well screened from the street.

Mr. Peace said he is proposing a 4' fence and some buffering.

Mrs. Morrissey asked if any neighbor's objected. Mr. Peace said no.

Chairwoman DeSarno said the pine trees they will all come down. Mr. Peace said yes.

Chairwoman DeSarno said submit a landscape plan to John Hoffmann for approval. Mr. Peace agreed.

Chairwoman DeSarno said the pool filter will be located outside of the fence. Mr. Peace said it will be inside the fenced area.

Mr. Gray asked for a picture of the fence. Mr. Pepper said it is in the photos that he sent around to the Board.

The application was open to the public.

Barbara Estlow said she lives across the street. She is block 300, lot 1. She said she will see the pool from her front window. She had some pictures. She said she objects to the fencing. She said from her windows she would be able to see the pool. She would like mature trees instead of arborvitaes.

Entered into evidence:

O-1 Photos taken from block 300, lot 1

Ms. Estlow suggested mature shrubbery to hide the pool. She asked if Mr. Peace can put in more mature trees. Mr. Peace said going down Atlantic Avenue there are arborvitaes and you can't see through. He said he can't put a solid fence because he is on a corner property. Chairwoman DeSarno asked Mr. Gerken if he was in a site triangle. Mr. Gerken said no.

Chairwoman DeSarno asked if Mr. Peace would put in some Christmas trees.

Mr. Gerken said the fence would be 55' from the front line. He is no where in the area of the site triangle.





Mrs. Morrissey asked if they are planning on putting any landscaping out there. Mr. Locke said flowers and bushes and things like that.

Mr. Palmer said he thinks this application is incomplete. He thinks we need some type of sketch as well as buffering. We should see the sketch, drainage and some buffering. He said he urges the applicant to come back to this Board and have a better sketch.

Chairwoman DeSarno said buffering to the neighbor's I think what they have now is pretty well screened. She said she doesn't see anything wrong with that. She asked Mr. Gerken if he has any problem with the drainage and pitch. Mr. Gerken said when they apply for their building permit they have to submit a sketch for Matt Zahorsky to approve. He said he has nothing on the drainage point. He said he thinks they showed the floor plan view with the door and flat roof with very minimal pitch. Mr. Wromko said there is a 7" pitch from back to front.

Chairwoman DeSarno said the concern is how the roof is going to look.

Mr. Wromko asked if the Board saw that there is a 6' fence. The rear property owner is most affected and there is a 6' fence which provides a sufficient amount of buffer.

Mr. Gray said when he was out there you can't see anything. They have a shed and you can only see the back of the shed. He said there is no need for buffering because no one is going to see it. This is a case where we don't need buffering.

Mr. Gray said submit an architectural to the Land Use Office and have Mr. Zahorsky look at it. If he is okay with it so am I.

Mrs. Morrissey said she leaves the buffering up to the applicant.

The application was open and closed to the public.

Mr. Gray moved to approve the application. Mr. Slocum seconded the motion, which was approved by a roll call vote. (Messrs. Gray, Slocum, Ms. Draper, Mr. Morris, Mesdames Morrissey and DeSarno voted yes. Mr. Palmer voted no.)

**MINUTES TO BE ADOPTED:** Mr. Gray moved to approve the minutes of the study sessions and regular minutes of December 3, 2008. Mrs. Morrissey seconded the motion, which was unanimously approved. Mr. Morris moved to approve the minutes of the study session and regular minutes of December 17, 2007. Mrs. Morrissey seconded the motion, which was unanimously approved.

**RESOLUTION TO BE MEMORIALIZED**

**NICOLE & DENNIS GLYNN - #BOA27-2007**

Block 838, Lot 17.01

Morrissey/Slocum

There being no further business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn the meeting at 8:15 P.M.

January 21, 2009

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Respectfully submitted,

Betty Schinestuhl