

Minutes of the **Regular Meeting** of the Zoning Board of Appeals of the Village/Town of Mount Kisco held on **Tuesday, November 19, 2019 at 7:00 pm** in the Frank J. DiMicco Board Room, Village Hall, 104 Main Street, Mount Kisco, New York

Members Present: Harold Boxer, Chairman  
Wayne Spector  
George Hoyt  
Arthur Weise

Staff Present: Alexander Salvato, Village Attorney  
Peter J. Miley, Building Inspector

**1. Patrick Croke**  
**40 New Castle Drive**  
**Mount Kisco, NY 10549**  
**(SBL) 80.64-1-13**

**ZBA# 19-8**  
**Interpretation/Area**

Mr. Patrick Croke, Architect was present.

Chairman Boxer stated call the meeting to order please. We have one item on the agenda, ZBA#19-8. Are you ready?

Mr. Croke stated ready.

Chairman Boxer stated alright.

Mr. Croke stated good evening, I'm Patrick Croke...

Chairman Boxer stated great.

Mr. Croke stated I'm the architect for the project, here with the Bueti's.

Chairman Boxer stated okay.

Mr. Croke stated we're here this evening because I guess there was a violation issued on this house that was being used as a three-family house. Just to give a little history of the property, the house was originally built in 1974 as a single-family house. At the time, the CO notes that's a single-family house unless zoning changed. As some point zoning changed, allowing two-family houses and this became a two-family house, there is no record of a CO for a two-family house but it has always been a two-family house. In 1991 there was another permit and CO issued for a two car garage in the back and in 1997, I actually applied for permits to renovate the basement, taking the existing garage area and converting it to habitable space and providing for a summer kitchen on that basement level, that's the third kitchen that's in the house. Back in 1997, Austin Cassidy approved these on multiple properties, unfortunately a CO was never issued for that renovation. Nancy Bueti, the owner's daughter is here, she was...

Ms. Bueti stated [inaudible].

Mr. Croke stated she recalls that there was a final inspection done on the property for that renovation. There was a question about the door between the basement and first floor about whether there was a lock on it. They thought at that point the process was completed, however a CO was never issued and the permit never closed out. That permit was renewed last year, October 2017...

Mr. Miley stated it expired.

Mr. Croke stated it has expired since then, a month ago. So what we're here today is requesting variances. We will convert the so-called three-family house to a two-family house, Mr. Miley and I will work out whatever details need to be worked out to remove or adjust one of the kitchens to make so that it conforms to a two-family.

Chairman Boxer stated okay.

Mr. Croke stated we are also here this evening seeking variances for things that, conditions that have existing on the site for decades. In front of the house there used to be a garage in the front, the parking area from that garage still exists and goes out to the street, it allows for parking of a couple additional cars in front of the house. The rest of the parking behind the house in the detached garage, plus two additional spots in front of it. This was addressed in a letter with Mr. Cassidy at the time the permit was issued, it wasn't a requirement of that permit to remove it, as a result, it was left there and it still exists. That requires a variance for parking in front of the structure, in the front yard and for backing out onto the street. Although there is pavement between the line of the street and the property line that does allow those cars to make a three point turn before going into the street. The third variance that's required for coverage, there's 40% allowed, I think we're slightly over 45% on the property. If you've had a chance to visit the site and visit the street, you'll see that the front, in front of the house is not an uncommon condition on that street...

Chairman Boxer stated I went by there and there's three cars in there and you can't move, you can't make the three point turn. When I went by the house, there's three cars in the front driveway and there's no place to turn.

Mr. Croke stated there are two cars deep for parking...

Chairman Boxer stated and how many spots are you required for a two-family?

Mr. Croke stated four.

Chairman Boxer stated so I can't see allowing anything more than, how many more cars can be parking in the back?

Mr. Croke stated there are two in the garage and two in front of the garage.

Chairman Boxer stated in the back?

Mr. Croke stated correct, as we've shown on the site plan.

Chairman Boxer stated so you have all the parking you need in the back?

Mr. Croke stated we meet the code requirements by parking the back.

Chairman Boxer stated so why do you have to park in the front?

Mr. Croke stated we don't have to park in the front. It is something that the Buetti's use and has always been there.

Chairman Boxer stated always been there doesn't [inaudible] you know that...

Mr. Croke stated we know that, ye.

Chairman Boxer stated and always been there back in the '70's is not an always been there, usually it goes back beyond that, so...

Mr. Croke stated well its been there since they built the house, when it was initially had a garage in front of it, so you were parking in front of the garage.

Chairman Boxer stated now are you going to get a CO for a two family?

Mr. Croke stated yes, we will get a CO for [inaudible].

Chairman Boxer stated okay, you only require four parking spaces them.

Mr. Croke stated correct.

Chairman Boxer stated have you driven by there?

Mr. Spector stated it's unusual.

Chairman Boxer stated yeah.

Mr. Spector stated I just want to be clear, so at what point where the driveway exists today, that was a two-car garage?

Mr. Croke stated correct, that was done with the '97 permit.

Mr. Spector stated and that was done with a permit?

Mr. Croke stated yes.

Mr. Spector stated and that was approved?

Mr. Miley stated the space was converted, correct.

Mr. Spector stated so at the time the permit was submitted, there was never any mention, I the driveway is the driveway, so I guess to eliminate the parking, you essentially have to eliminate the driveway or at least a portion of it.

Mr. Croke stated that's a copy of the '97 permit and a copy of my letter to Mr. Cassidy that addresses the parking in front of the garage.

Mr. Spector stated obviously we can't go back in time and re-do this, back then but so that driveway has basically been there since that garage, it was like that and has existed like that since the time of the conversion of that garage space. Can you describe the two apartment units that are going to be in this house? How big are they? How many bedrooms each? I think its in the other plans.

Mr. Croke stated the basement unit has a study which because of the proximity to the bathroom, would be called a bedroom. The first floor originally has three bedrooms and then the second floor unit mirrors the first floor. I'm sorry, the second floor has two bedrooms.

Mr. Spector stated so a three bedroom and a two bedroom.

Mr. Croke stated a three bedroom and a two bedroom and one bedroom in the basement technically because of the proximity to the bathroom, as far as the Health Department is concerned.

Chairman Boxer stated who's going to use the basement area? I don't mean people, which floor?

Mr. Croke stated it's part of the first floor apartment, yes. The second floor apartment will be separate.

Chairman Boxer stated and there isn't enough room on the side, I guess the existing driveway to get back to the garage in the back.

Mr. Croke stated yes, they've been using since the driveway and garage went in, in '91.

Chairman Boxer stated so if you were to remove the front driveway, would that take care of your area coverage?

Mr. Croke stated it removes a good portion of it. If we remove...

Chairman Boxer stated I mean to have to leave space on the side to get to the back but...

Mr. Croke stated of course.

Chairman Boxer stated if you remove the portion that's in front of the house...

Mr. Croke stated if we remove the entire portion in front, that's 372 square feet, if we figure a walkway from the remaining driveway to the front, that reduces it by 290.

Chairman Boxer stated so what does that give percentage wise?

Mr. Croke stated I believe we're over by about 600 now.

Mr. Spector stated so the front driveway area is 17-20 feet feet, is that correct?

Mr. Croke stated yes...

Mr. Spector stated so that's not enough to stack cars, really.

Mr. Croke stated the ones in front are actually parked on the street...

Chairman Boxer stated but they can't park in the street [inaudible].

Mr. Croke stated I'm not sure where the street technically starts but it stops...

Chairman Boxer stated wherever the Town plows, that's the street.

Mr. Croke stated I don't think the Town plows that portion...

Chairman Boxer stated but still it's, there has to be spaces for four cars on the property itself...

Mr. Croke stated correct.

Chairman Boxer stated that would avoid the parking on there in the winter.

Mr. Croke stated so we're showing the two in garage and the two here.

Chairman Boxer stated okay.

Mr. Croke stated you can use probably a five point turn instead of a three-point turn to turn around and get out, but they can.

Chairman Boxer stated why do they want the front area?

Ms. Bueti stated that's the way it's always been, my mom's handicapped, it's easy access for her to get into the car. She has parkinson's, she's going through chemo, it's the way it's always been. Historically, it's been there, [inaudible] anybody, there's no issue, all the houses on the street are like that...

Chairman Boxer stated I understand, that doesn't, that means we could go give them all violations if we wanted.

Mr. Spector stated I'm sorry. I just want to make sure I understand about the bedroom situation, so there. So the bottom level has three bedrooms, is that including the basement?

Mr. Croke stated it will be three plus one.

Mr. Spector stated so you're talking four bedrooms, a total of six bedrooms...

Mr. Croke stated yes.

Mr. Spector stated the total number of parking spaces, if you did not include that front area on the property?

Mr. Croke stated four.

Mr. Spector stated would be four.

Mr. Croke stated right, this provides two additional for 6.

Chairman Boxer stated does your mother go in through what used to be the garage? That's how she accesses the property?

Ms. Bueti stated that's house she accesses the house, yes.

Chairman Boxer stated but that would still only leave room for one car there then. I don't, personally, it's just my opinion, I don't like cars parked in the front two deep, it just doesn't work and if you leave the macadam there, there's going to be parked that way.

Ms. Bueti stated I'm sorry, I didn't hear what you said.

Chairman Boxer stated if you leave the macadam where it is, in the front...

Ms. Bueti stated yes.

Chairman Boxer stated you're going to end up most of the time with four cars parked there back to back. I went by there the other day and there were three cars there already. I don't know if they were all occupants but the car that was behind, you have the front car and then the back car, the back car was almost in the street and if you have fours like that, I don't know how they're going to get out without backing out and making a lot of turns.

Ms. Bueti stated usually there's only two cars in the front.

Mr. Hoyt stated there's no tweaking of the back parking, right?

Chairman Boxer stated well they have four in the back.

Mr. Hoyt stated oh but there's not change in the back, is there?

Mr. Croke stated it does require a substantial amount of additional pavement but more parking spaces back there.

Mr. Hoyt stated I thought you said in the back there's four spots.

Mr. Croke stated yes, there is. I'm sorry, I thought you were asking if we can fit five or six back there.

Chairman Boxer stated no, we're only talking about the amount that's required for the property which is four. So they do have four.

Mr. Croke stated the required minimum is four, yes.

Chairman Boxer stated right.

Mr. Hoyt stated that's two in the garage and two outside.

Mr. Spector stated that's the minimum, right.

**Ms. Gioffre** stated I drive by all the time, I've lived there 14 years. [inaudible] physical therapy and there also could be someone in the driveway visiting them or doing something, behind those two cars, I know there's only two cars in the front two all the time.

Mr. Spector stated what's your name?

**Ms. Gioffre** stated Angela Gioffre, 62 New Castle. The parents own the two cars, the white and the green. Those are the only two I know about but I know if there are might be visiting, might park behind one of them but I know there's only those two. They're in front because the mom is not really well, I just want, with her chemo...

Chairman Boxer stated I'm not...

**Ms. Gioffre** stated [inaudible].

Chairman Boxer stated I'm not going to take away the parking for her mother. We can always condition that that permit is only good, I'm sorry for how it sounds, it's only going to be to be good to park there while your mother is at the premises, if later on she goes to another hospital or something or unfortunately, she passes away. I would say that at that point, there can be no parking in the front. I don't know if we can do that or not?

**Ms. Gioffre** stated are you saying if there's two temporarily...

Mr. Miley stated Chairman, you're recommending a condition for the variance, you can absolutely.

Mr. Croke stated I think as you weigh the impact on the neighborhood, a letter was submitted today with just about every neighbor...

Ms. Bueti stated every neighbor on the street.

Mr. Croke stated signed it...

Chairman Boxer stated because every neighbor on the street has the same problem and if any other neighbors come before us for any changes, they're going to have to get a variance for their front parking also.

Mr. Miley stated yeah, Chairman, sorry to bring it back, this was a result of the change because they had a driveway with garage there, they were able to park in front.

Chairman Boxer stated yeah, I saw that.

Mr. Miley stated but you know, when you bring up the point about 4 parking spaces, whether it's a condition or not, they're parking on Village property because it only extends 17 feet. They can't do. We can't give that approval even if we wanted to.

Chairman Boxer stated and you need what 20 feet for...

Mr. Miley stated no, you need 18 ½ but this is a preexisting conditions for where the two cars used to park in the front...

Mr. Hoyt stated you're saying if you park two vehicles, you're out into the street?

Mr. Miley stated you're on the public right of way.

Mr. Spector stated you're saying the second car...

Mr. Hoyt stated so isn't that issue solved by simply just relaying to the Town and come and give them a ticket.

Mr. Miley stated well yeah, we'd have to enforce.

Mr. Spector stated are you saying that as this exists currently, it doesn't meet the definition of a driveway because it's not deep enough?

Mr. Miley stated it doesn't, not to today's standards, it doesn't.

Mr. Croke stated it doesn't meet the definition of a parking spot.

Mr. Spector stated of a parking spot, that's correct.

Mr. Croke stated but doesn't it meet the definition of a driveway?

Mr. Miley stated no, a driveway leads to parking area.

Mr. Croke stated leads to a garage, residence or an office.

Mr. Miley stated I'd have to look it up, I don't want to shoot from the hip.

Mr. Spector stated is there a sidewalk there? There's no sidewalk?

Mr. Croke stated no, there's no sidewalk there.

Mr. Hoyt stated are you saying the one, are you saying that the two deep situation is de facto in violation because they don't have enough space or even saying one deep?

Mr. Miley stated one deep under today's schedule would be noncompliant because it doesn't meet the dimensional requirements. Two deep would place a car on Village property, so we couldn't give that approval even if we desired to.

Chairman Boxer stated right.

Mr. Miley stated as far as a path for vehicles leading to the street or road to a garage parking area for residential or business, a path for vehicles. It's a parking space, it's not really a path at all.

Mr. Croke stated it's a path leading from the street.

Mr. Miley stated it's an unlawful parking space, that's all.

Mr. Croke stated maybe we should have kept Whitney here.

Mr. Miley stated you don't want him here.

Mr. Spector stated what is the, and I don't know if you know this but what is the average length of a large SUV these days?

Mr. Croke stated her question was on the definition of driveway...

Chairman Boxer stated it's at least 10 feet.

Mr. Spector stated but it's not 17 feet, right?



Chairman Boxer stated no.

Mr. Spector stated there are not passenger vehicles that are 17 feet, there's enough space in the parking area...

Mr. Miley stated I think there's enough space for one.

Mr. Croke stated most vehicles are around 16 feet, a suburban might be 18...

Mr. Miley stated we didn't raise an objection because it was a former garage there, with a driveway in front...

Mr. Spector stated and if the garage was still there, there would be no problem at all with people parking in those spaces.

Mr. Miley stated newly created spaces require 18 ½ by 9 in a residential but it's a preexisting driveway [inaudible] parking spaces because there is no garage there.

Mr. Spector stated well the problem is, you're not allowed to park in front of your home but if that was still a garage, you could technically still park in your driveway, so that wouldn't be a problem.

Mr. Miley stated correct.

Mr. Hoyt stated two side by side.

Mr. Miley stated yeah, if it's a two car garage.

My. Hoyt stated was it a two-car garage?

Mr. Miley stated I think it was two cars.

Mr. Croke stated yes, it was two cars. The question we were just discussing is, is that still a driveway? It's a little unclear.

Mr. Spector stated it doesn't lead to...

Mr. Croke stated this is the definition of driveway, it leads to the residence.

Mr. Miley stated Patrick, hold on, you're requesting an interpretation, that's a whole different process.

Chairman Boxer stated we're not here for that.

Mr. Miley stated so that's not for this meeting.

Chairman Boxer stated unless you want to come back?

Mr. Croke stated I think we're discussing the issues.

Mr. Miley stated if we deal with what you have there and if the Board desires...

Mr. Croke stated I think whether its considered a driveway or not is a minor issue compared to what we're talking about.

Mr. Miley stated yeah, pretty much.

Mr. Hoyt stated I am honestly sympathetic to the applicant. I think as long as it's not overcrowded, that can be dealt with by Code Enforcement. I'm frustrated as always by the lack of proper kind of Village administration in years past but I'm sympathetic.

Mr. Croke stated would some kind of making from the property line out to say no parking be helpful to the Board in making a decision.

Mr. Miley stated well the problem you have imagine, I'm not speaking on behalf of the Board but if the desire is to give a variance and you're parking four cars that a [inaudible]...

Mr. Croke stated well I'm saying something to try to avoid that, if it were marked with a no parking label and a line...

Mr. Miley stated anything you can do to flag it, obviously.

Mr. Croke stated if that might help.

Mr. Spector stated I'm ingrained that I'm, I think there's enough unusual circumstances in the history of this property and the existing, whether it's a driveway or not, it's existed before that. Plus, I'm concerned about the fact that you've got a lot of bedrooms in this house and I don't think that four parking spaces is frankly enough, given today's families...

Mr. Miley stated they could park on the side, not to interrupt you, they could park along the driveway leading to the parking spaces. It's obstructing...

Mr. Hoyt stated that shows, if that's legal then that's kind of an absurd result. That's less [inaudible] than what they're doing now, from a visual standpoint.

Mr. Spector stated I agree, that we have to be very vigilant about these parking situations in front of home, people can create you know, truly unattractive situations...

Mr. Hoyt stated we don't want large parking lots in front of houses.

Mr. Spector stated but there's enough that we can differentiate from a situation like that and a situation where we can fashion something, maybe that doesn't, that avoids setting a precedent.

Chairman Boxer stated so they're only looking to park two cars on the front.

Mr. Croke stated yes.

Ms. Bueti stated yes.

Chairman Boxer stated okay.

Mr. Hoyt stated I think there must be a way to figure out how to make this a more obvious two car space, rather than a large, flat asphalt...

Mr. Miley stated paint garage doors on them. Well it's just enforcement, it's built into any resolution that if they violate it, it's revoked. So if we go there, I don't know, if you put one, two, three times...

Mr. Hoyt stated they can't stop people from pulling into their driveway but it's got to be a routine situation.

Mr. Spector stated but I go back to what, to before, if the garage still existed, it's got to be an issue or if somebody tried to stack cars, a car would still be extending into the road, that would be violating...

Mr. Miley stated this code...

Mr. Spector stated I mean anybody who, technically has a driveway, has to keep their car parked within the confines of their own driveway. You can't block a road.

Mr. Weise stated I just want to go back to the history of the house. So there was at one point a garage right here, okay...

Mr. Croke stated yes, prior to the '97 permit.

Mr. Weise stated and so the garage was demolished and a new garage was...

Mr. Croke stated it was converted to useable space.

Mr. Spector stated internal space.

Mr. Weise stated oh, I see, oh the garage was here, okay. So this used to be, okay, I get it.

Mr. Croke stated what's labeled here is [inaudible], it used to be a garage, this whole area.

Mr. Weise stated gotcha.

Mr. Croke stated this area was the garage.

Mr. Weise stated okay. It makes sense. I think two cars in front is okay.

Mr. Hoyt stated I think some sort of visual queue for two cars is really what's appropriate, that's what that space is designed for. How you do that, there has to be way.

Mr. Weise stated so is the thought that one of the apartments, they would use this space for their cars and the other would use the garage?

Mr. Croke stated the house has always been used by family, it's never been rented out.

Ms. Buetti stated it's a mother daughter, it was my grandmother and parents. We were born and raised in that house, I'm staying there now because like I said, my mother is ill. We do have five or six cars, I'm not going to lie to you and tell you that we do. But we do try and always keep two in the front, visual for everyone, for us, for the neighbors, not to hang over, not to bother anybody in the morning if we're leaving. But that's the way its always been, it's never bothered anyone, it's never caused a problem and the house

has always been one, it's been two families but a mother-daughter. Downstairs there's no bedroom, it's a junk room basically and an office and I guess the terminology because it's close to the bathroom, has to be called a bedroom...

Mr. Croke stated as far as the Health Department is concerned, a bedroom.

Ms. Bueti stated although the junk would make it hard.

Mr. Spector stated I'm assuming nobody is here to oppose this.

Ms. Bueti stated I don't think so.

Chairman Boxer stated does anyone from the public want to speak? Okay. So...

Mr. Spector stated what about the coverage issue, can we talk about that as well?

Mr. Miley stated that's part of it as well. What they're in front of you for is three variances, to enable parking in the front yard, also parking requires them to back out of the space and development coverage. So its three.

Mr. Hoyt stated if you're in for one, you're in for all.

Mr. Miley stated one is creating all three.

Mr. Spector stated that makes sense.

Chairman Boxer stated so you're [inaudible] you're okay? So it will be all three that we have to grant for them.. As I said, as long as you don't stack the cars in the front you're fine.

Ms. Bueti stated question, like if it's a holiday, people come over, they can park in the road but not the driveway?

Mr. Croke stated that second car is on public property, so you can't park there.

Mr. Miley stated they can't grant permission because it's on Village property. Although it looks like your driveway that leads up to it, it looks longer than it is actually is...

Ms. Bueti stated if it doesn't go over it, correct?

[inaudible]

Ms. Bueti stated but the road is fine...

Mr. Croke stated they're not legal parking spaces.

Ms. Bueti stated i'm saying for a holiday, I'm not trying to...

Mr. Miley stated stacking is not permitted period, stacking on the public right of way is prohibited.

Ms. Bueti stated not permitted but parking on the road is?

Mr. Miley stated you can park on the road, yeah.

Mr. Weise stated there's no street parking between one and five during winter hours...

Mr. Spector stated you mean overnight?

Mr. Weise stated overnight, yeah.

Mr. Spector stated it depends on the road.

Mr. Miley stated there's signs up on the road.

Mr. Spector stated we just moved into the period in which...

Mr. Hoyt stated it depends on the road, yeah.

Mr. Weise stated [inaudible] weather.

Ms. Bueti stated its a cul-de-sac so it's a really quiet road, there are no signs...

Chairman Boxer stated the road is hard to find.

Ms. Bueti stated I'm sorry?

Chairman Boxer stated the road's hard to find.

Ms. Bueti stated it is hard to find...

Chairman Boxer stated the sign is kind of under the trees and covered.

Ms. Bueti stated yes, the Village should do something about that, it's hidden under a tree.

Mr. Spector stated given the nature that its been in the ground as long as it has, I would say it's not going to have an adverse impact on the character of the neighborhood, so that's one factor.

Chairman Boxer stated uh huh.

Mr. Hoyt stated I'm particularly inclined because that it used to be parking and the improvement of the house, technically no longer...

Chairman Boxer stated did you address the five factors anywhere in your submission?

Mr. Croke stated yes, I did.

Chairman Boxer stated I have to find it. Okay, should we close this...

Mr. Hoyt stated I'm satisfied, I think there has to be a condition of some sort of visual queues to clearly define the space as being for two cars. Other than that, I'm comfortable.

Mr. Croke stated something to define the property line with no parking on the street side of that area.

Mr. Hoyt stated I think so.

Mr. Spector stated a painted line maybe or something...?

Chairman Boxer stated the Town should paint the line down the road...

Mr. Miley stated everybody driveway goes through, if we start doing that, they might put a small sign on the side of the grass, saying no parking, you know with the sign.

Chairman Boxer stated please don't park...

Ms. Bueti stated no parking behind car. Like the beautify Mount Kisco signs that are all around, something like that?

Chairman Boxer stated you can put any sign you want.

Mr. Croke stated something non-commercial.

Chairman Boxer stated non-commercial or you'll have to come back again.

Mr. Spector stated curb your car.

Chairman Boxer stated should we close the meeting?

Mr. Spector stated motion to close the meeting...

The Secretary stated public hearing.

**Mr. Spector stated to close the public hearing, I'm sorry.**

**Seconded by Mr. Hoyt.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 4 to 0.**

Chairman Boxer stated that carries. So what I'm hearing is we'll grant the variance for the two cars in front but somehow you have to be diligent in keeping the cars from stacking in the front.

Ms. Bueti stated yes.

Chairman Boxer stated do we want put a fine or something? I don't know how we do this...

Mr. Miley stated it's not required, if you want to enter it in as condition, something that satisfies the Building Department. And I'll make sure that it's installed.

Mr. Hoyt stated well if the condition is an issue for the whole cul-de-sac, is it? The potential for cars, for many driveways to be jutting out a little bit into the top property.

Ms. Bueti stated yeah.

Mr. Hoyt stated I wonder if the sign for the cul-de-sac is preferred. I don't know what to say, I don't want to overregulate this.

Mr. Croke stated that's assuming everyone else knows where their property line is.

Mr. Miley stated this has to be a case by case basis.

Mr. Spector stated I'm okay with just leaving it to your discretion.

Mr. Miley stated something attractive to satisfy the Board's wishes, something as simple as that.

Mr. Croke stated so if we come back with a suggestion, for you to approve.

Mr. Miley stated I can always send an email out to all of them, just give me the thumbs up. That works.

Chairman Boxer stated so, the five factors are listed and I've read them and to me they make sense. So I guess at this point we could take a vote.

Mr. Miley stated you want to read in the five factors to the room, Chairman?

Chairman Boxer stated no, they're in their letter. Have you all read them?

Multiple speakers stated yes.

Mr. Spector stated I feel the factors are satisfactory.

Chairman Boxer stated alright, we'll put them in as submitted and make them a part of the papers. So we are going to, we are looking at grant all three variances with a, something in the front to delineate the parking to prevent back to back in the front. If it's a temporary thing where you have to do something for your mother, that's fine. I'm not going to make her, I have problems walking too, so I know what it's like. Okay, I guess that we can say that we're going to grant the variances as requested and there will be some form of notice in the front to prevent stacking in the front and that the five factors as submitted are, we'll make them part of the minutes, rather than reading them in. So anyone want to call for a vote.

**Mr. Spector stated I will make a motion to approve the variances with the condition as mentioned.**

**Mr. Hoyt seconded the motion.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 4 to 0.**

Chairman Boxer stated you're done.

Ms. Bueti stated thank you all very much for seeing us tonight.

**Chairman Boxer asked for a motion to close the meeting.**

**Mr. Hoyt stated I will. Seconded by Mr. Weise.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 4 to 0.**

The meeting adjourned at 7:50 pm.