

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

September 22, 2026

5:00 P.M.

PRESENT: Kevin Foltz, Chairman, Meghan Lutz, Andy Rosenberg, Kevin McDonough, Damon DeCastro, Deputy Corporation Counsel, Dan Wojewoda, Building Inspector

EXCUSED: Dennis Stachera, Nancy Babis, Michael Leggett

The Chairman explained to those present the procedure followed in these Hearings, First the explanation by the Appellant as to what he/she is appealing for, second, any questions those present wishes to ask to clarify the appeal, and third, the Board will hear any opinions for or against the granting of this variance. The chairman stressed the point that anyone wishing to speak must first state their name and address.

Roll call was taken by Chairman Kevin Foltz and all the members present stated that they have seen the properties.

The first case to be called was Case No. 2385. Appeal of Geovanni Otero to install a driveway on the west side of the house located at 7 Elmwood Avenue situated in a Mixed Residential Zone.

Mr. Otero provided a letter from his wife to represent the case.

Mr. Otero said that he is here to request approval for 7 Elmwood Avenue to be restored into a multifamily use.

Mr. Foltz asked if the driveway is 12' x 40'.

Mr. Otero said yes.

Mr. Rosenberg stated that Mr. Otero is only before the board for the driveway.

Ms. Lutz asked what material the driveway is going to be, blacktop, concrete, stone.

Mr. Otero said that it will be concrete.

Mr. Foltz said that there is not that much of a yard there, just a strip on the side.

Mr. Otero said that the driveway will increase the lot area to more than 60%. He said that is why he is there.

The meeting was opened to the public.

The meeting is closed to the public.

Mr. Foltz asked how long it would take to complete the entire project.

Mr. Otero said 5-6 months.

There being nothing further Kevin McDonough made a motion to approve the variance request to install a driveway on the west side of the house as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Andy Rosenberg.

Kevin Foltz-yes
Meghan Lutz-yes
Andy Rosenberg-yes
Kevin McDonough-yes

AREA VARIANCE GRANTED

Andy Rosenberg made a motion to approve the minutes from the August 25, 2026 meeting. Seconded by Kevin McDonough. Ayes-4 Noes-0

Andy Rosenberg made a motion to adjourn; Motion seconded by Meghan Lutz. Ayes-4 Noes-0

MEETING ADJOURNED

The next regularly scheduled meeting will be Tuesday, October 27, 2026 at 5:00 p.m.