



James Corbett said that just because there are stairs to enter the studio apartment it does not mean that it is on the second floor.

John Cappela said that the Village code only states that it must be over and that it doesn't say how far over.

Brenda Adams asked if there was ever an opening between the commercial area in front and the apartment in the back.

The applicant said that he doesn't know.

James Corbett clarified that the apartment is at a higher elevation and that is why it is higher than the floor of the commercial space in the front of the building.

Brenda Adams asked if the bottom floor is considered part of the upstairs apartment.

John Cappela said that there is a separate bathroom and kitchen in the unit.

Kevin Dowd said that the kitchen and bathroom were put in there illegally.

The board decided that they would like to do a site visit.

Brian Maher 411 ivy hill road, said that he would like to see the village allow this application to be accepted to encourage people to develop and improve our community.

John Cappela explained that if the zoning were to be changed the applicant would need a variance to allow the apartment to exist at 465 square feet. He said that the Village code requires 900 square feet for an apartment regardless of the type that it is. He asks that the board take a look at the code because he feels that a studio and a single family house should have different space requirements. He said that granting this variance would only improve the area by giving the applicant the opportunity to generate more income which they can invest in the betterment of the property.

The applicant said that the upstairs apartment is currently rented for \$800 per month including utilities.

Brenda Adams asked what the annual costs for the property.

The applicant said that the utilities for last month were almost \$800.

James Corbett asked the applicant to bring documentation of the costs to the next meeting.

**James Corbett made a motion to adjourn the public hearing until April 1**

**Seconded by Jason Trafton.**

**All ayes.**

**Motion carried.**

The board setup a time to view the property.

**James Corbett made a motion to adjourn.  
Seconded by Brenda Adams.**

Meeting adjourned 8:45pm.

Respectfully Submitted,

Lisa Dore