

**MECHANICAL EQUIPMENT ARBITRATION COMMITTEE MEETING
HELD IN THE COMMUNITY DEVELOPMENT CONFERENCE ROOM,
MONDAY, August 14, 2023, AT 8:30 A.M.**

PRESENT:

Chris Rayes
Kelly Smith
Veronica Black, Recording Secretary

ALSO, PRESENT:

Steve Gentilcore, Mr. Electric
Cheryl and Peter Ross, 29310 Jefferson
Randy Springfield, 28015 Grant
Andrew Staricco, 23292 Liberty
Sandra Kravitz and Aaron Peace, 31022 Jefferson

Rayes called the meeting to order at 8:32 am.

- 1. CASE NO. PMBA23016: REQUEST A VARIANCE TO PLACE AN AIR CONDITIONER ON THE SIDE OF THE HOUSE AT 22626 HARMON. (Ordinance #22.406, Sec. 8-166)**

Petitioner did not attend. Following the hearing of all cases, the Board revisited the request at 22626 Harmon.

Placement was discussed and no concerns found.

Smith made a motion, supported by Rayes, to [approve](#) the variance to PLACE AN AIR CONDITIONER ON THE SIDE OF THE HOUSE AT 22626 HARMON.

AYES: ALL

NAYES: NONE

MOTION: PASSED

- 2. CASE NO. PMBA23018: REQUEST A VARIANCE TO PLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 29310 JEFFERSON. (Ordinance #22.406, Sec. 8-166)**

Steve Gentilcore from Mr. Electric, and homeowners Cheryl and Peter Ross in attendance.

Gentilcore explained the request and presented the Board with a view from the rear of the house. The patio at the rear of the house makes rear-yard placement difficult. The proposed location is close to the property line, on concrete, and is directly across from the neighbor's generator. Rayes inquired about a mortgage survey to verify exact measurements to the property line. Gentilcore stated there is approximately 11' between the houses. Peter Ross stated that the neighbors are very supportive of the request.

Smith made a motion, supported by Rayes, to approve the variance TO PLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 29310 JEFFERSON.

**AYES: ALL
NAYES: NONE
MOTION: PASSED**

3. CASE NO. PMBA23019: REQUEST A VARIANCE TO PLACE AN AIR CONDITIONER ON THE SIDE OF THE HOUSE AT 28015 GRANT. (*Ordinance #22.406, Sec. 8-166*)

Randy Springfield, homeowner, present.

Springfield explained the request, Lakeview replaced the AC unit at his rental house in its existing sideyard location. Springfield plans to place a deck at the rear of the house in the future.

A discussion occurred on the property's trees. There is a good distance between this house and the neighbors' property. The Board has no concerns about side yard placement.

Rayes made a motion, supported by Smtih, to approve the variance to PLACE AN AIR CONDITIONER ON THE SIDE OF THE HOUSE AT 28015 GRANT.

**AYES: ALL
NAYES: NONE
MOTION: PASSED**

4. CASE NO. PMBA23020: REQUEST A VARIANCE TO REPLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 23292 LIBERTY. (*Ordinance #22.406, Sec. 8-166*)

Andrew Staricco, homeowner, present.

Staricco explained the request, this is not a replacement but an initial request. The canal serves as his “front yard” and placing it on the canal side would be disruptive to the homeowner and neighbors.

Staricco stated that the generator will have landscaping around it, so it will not be seen from the street. The exhaust will be directed toward the street to reduce echoing.

The generator will be at least 5’ from the property’s window and will be on the neighbor’s garage side of the house. Staricco submitted to the Board a neighbor support letter.

Smith made a motion, supported by Rayes, to [approve](#) the variance to REPLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 23292 LIBERTY.

**AYES: ALL
NAYES: NONE
MOTION: PASSED**

5. CASE NO. PMBA23021: REQUEST A VARIANCE TO REPLACE THE AIR CONDITIONER ON THE SIDE OF THE HOUSE AT 22435 WILDWOOD. (*Ordinance #22.406, Sec. 8-166*)

Petitioner did not attend. Following the hearing of all cases, the Board revisited the request at 22435 Wildwood.

Placement was discussed and no concerns found.

Rayes made a motion, supported by Smith, to [approve](#) the variance to REPLACE THE AIR CONDITIONER ON THE SIDE OF THE HOUSE AT 22435 WILDWOOD.

**AYES: ALL
NAYES: NONE
MOTION: PASSED**

6. CASE NO. PMBA23022: REQUEST A VARIANCE TO REPLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 31022 JEFFERSON. (*Ordinance #22.406, Sec. 8-166*)

Sandra Kravitz, homeowner and Aaron Peace, employee of Kravitz properties, present. John Kravitz unable to attend.

Kravitz stated that neighbors to the north are in support of the request. Peace explained that the houses are approximately 12' apart. The generator will be placed next to the attached garage, which boards the neighbor's garage. A discussion occurred on the placement in relation to the man door and the generator. Rayes explained that the placement appears tight.

Peace explained that the minisplit and AC unit are already in the rear of the house. The electrical panel is on the main house. There is currently a 4' landscape bed along the side of the garage.

Kravitz and Peace stated the drawing submitted by Don's Electric is incorrect.

Smith explained that he is concerned for the future neighbor and the service of the generator.

Peace explained that there aren't any other options for placement.

Rayes and Smith expressed concern on granting the variance for side-yard placement.

Rayes proposed putting it on a small island in front of the garage. This would be best for neighbors and for the servicing of the generator.

Rayes made a motion, supported by Smith, to table the variance to REPLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 31022 JEFFERSON. Tabled until the next meeting provided that new placement be proposed by the petitioner via a new drawing.

AYES: ALL

NAYES: NONE

MOTION: PASSED

7. CASE NO. PMBA23023: REQUEST A VARIANCE TO REPLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 22640 MADISON. (*Ordinance #22.406, Sec. 8-166*)

Steve Gentilcore from Mr. Electric, present.

Placement was discussed and no concerns found.

Smith made a motion, supported by Rayes, to approve the variance to REPLACE A GENERATOR ON THE SIDE OF THE HOUSE AT 22640 MADISON.

AYES: ALL

NAYES: NONE

MOTION: PASSED

8. **CONSIDERATION OF THE MECHANICAL EQUIPMENT ARBITRATION MEETING MINUTES OF JUNE 26, 2023.**

Rayes made a motion, supported by Smith, to **approve** THE MECHANICAL EQUIPMENT ARBITRATION MEETING MINUTES OF JUNE 26, 2023.

**AYES: ALL
NAYES: NONE
MOTION: PASSED**

9. **AUDIENCE PARTICIPATION:** None

10. **ADJOURNMENT**

Rayes made a motion, supported by Smith, to adjourn the meeting at 9:19 a.m.

**AYES: ALL
NAYES: NONE
MOTION: PASSED**

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A MECHANICAL EQUIPMENT ARBITRATION MEETING AND DO NOT REPRESENT A VERBATIM RECORD]