

Board of Zoning Appeals
Village of McDonald
October 8, 2025

Staff: Building Inspector Paul Pancoe, Council Representative Sean Schmidt, Solicitor Doug Ross, Village Administrator Tom Domitrovich, and Office Manager Amy Cunningham.

Visitors: Stacy Foster and Lori Costantino.

1. The October 8, 2025 meeting of the McDonald Village Board of Zoning Appeals was called to order at 5:15 p.m. by Chairman Sean Schmidt.

Roll call:

Mr. Colarich – present
Mr. Puckett – present

Mr. Parker – present
Mr. Mancini – present

2. Pledge of Allegiance
3. Approval of the July 13, 2023 minutes.

It was moved by Mr. Colarich to approve the minutes as mailed.

Roll Call:

Mr. Colarich – aye
Mr. Puckett – abstain

Mr. Parker – aye
Mr. Mancini – aye

Motion carried.

4. Approval of agenda:

It was moved by Mr. Colarich to approve the agenda as presented.

Roll Call:

Mr. Colarich – aye
Mr. Puckett – aye

Mr. Parker – aye
Mr. Mancini – aye

Motion carried.

5. Correspondence received: Mr. Schmidt stated that a variance request was received from a resident and will be discussed a little later in the meeting.

6. Reports from the Board:

Chairman Sean Schmidt – no report.

Planning Commission Representative Curt Kuntz – Not in attendance. No report.

Building and Zoning Inspector Paul Pancoe – no report.

Solicitor Doug Ross – stated that it is good to see everyone and some new faces. Other than that, no report.

7. Old Business: none.

8. New Business:

- a. Elect a temporary chairman.

It was moved by Mr. Colarich to elect Mr. Puckett as temporary chairman.

Roll call:

Mr. Colarich – aye
Mr. Puckett – aye

Mr. Parker – aye
Mr. Mancini – aye

Motion carried.

- b. Variance request from Scott and Stacy Foster, 811 Florida Avenue to add a third garage. Stacy Foster has a corner lot. She knows there are some restrictions on how far back an attached garage is allowed and also the setback on the side lot. Currently, the Fosters have three vehicles, soon to have four. They would like to build a third garage. There are a lot of trees on their property and there has been some damage to the cars. Aesthetically, Mrs. Foster believes it would be an improvement to her neighborhood. She thinks it would be a nice addition for her house. There are other homes in the neighborhood that have not been touched in 20-30 years. Mrs. Foster does not believe that it is that much of a variance. She has a pool in the backyard and a nice backyard. Mrs. Foster does not want to put a garage in her backyard. She is hoping the Board can grant her the variance. Cars are an investment and she is trying to protect her investment the best she can. The permit was initially turned down because she initially started with a two-car garage. Mr. Domitrovich said that it

8. New Business cont'd.

was not enough space. Mrs. Foster then changed to a single-car garage. There will still be some space from the gate to the backyard. The fence has been up since 1992-93.

*Mr. Kuntz entered the meeting at 5:20 p.m.

Mr. Colarich stated that, based on the drawing, it looks like the driveway continues to Eighth. He asked if it carries over to Eighth. Mrs. Foster stated that there is a driveway that comes off Eighth. There would be no more driveway going toward Eighth. Part of the intent is there will not be cars in the driveway.

Mr. Domitrovich stated that the variance is for a nine-foot setback. There is a stop sign at each corner. There is not a pass-through at any area. It is not inhibiting visibility in any way. Solicitor Ross stated that the Board should vote on a specific number of feet for the variance so there is a metric. Mr. Pancoe stated that this has been measured four times. Where the garage ends, it would not impede any line of sight. Mr. Puckett stated that they are not adding on to the front of their house. They are on a corner, as long as they out of the variance. Good for them for improving their home. Mrs. Foster stated that she would like to improve her home.

Solicitor Ross discussed the guidelines to determine if a variance is necessary. Mrs. Foster would have to show that she has practical difficulties with her property and seeking this area variance. Solicitor Ross stated that there are seven factors that the Board should consider. He then described each factor. None of the factors is more important than the other. There are things the Board should consider as to whether or not Mrs. Foster has made her case for the variance.

It was moved by Mr. Colarich, seconded by Mr. Puckett to approve the nine-foot variance of the side yard setback.

Roll call:

Mr. Colarich – aye
Mr. Parker – aye

Mr. Puckett – aye
Mr. Mancini – aye

Motion carried.

9. Comments from groups or persons present: none.
10. Comments from Board members: none.
11. Adjournment:

The meeting was adjourned on a motion by Mr. Mancini at 5:28 p.m. All voted aye.