

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
ZONING BOARD OF ADJUSTMENT
APRIL 30, 2025**

I. CALL TO ORDER

Chair David Light called the Zoning Board of Adjustment Meeting to order at 5:07 p.m. based on a quorum of members present:

Present

David Light, Chair
Josh Pratt, Member
Michelle Belco, Member
Louis Crappito, Alternate Member (voting member)
Ryan West, Alternate Member (voting member)

Staff in Attendance

Gerardo Barrera, City Administrator
Elvin Hernandez, Public Works Director
Loren Smith, City Attorney
Mallory Pack, Management Analyst

Absent

Patricia Shuford, Vice-Chair
David Marshall, Member

II. PUBLIC COMMENT

There were no public comments.

**III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE
MARCH 26, 2025, MEETING MINUTES**

A motion was made by Member Pratt and seconded by Member Crappito to approve the March 26, 2025, meeting minutes.

The motion carried 5-0

IV. PUBLIC HEARING, CONSIDERATION AND POSSIBLE ACTION REGARDING A REQUEST FROM KEITH WILLIAMS FOR A VARIANCE TO SECTION 4-75(6)(G) OF THE CITY’S CODE OF ORDINANCES REQUIRING A GENERATOR NOT TO BE LOCATED WITHIN THE REQUIRED FRONT YARD OF A LOT FOR THE PROPERTY LOCATED AT 11651 GREENBAY STREET

The application was initially submitted for consideration at the March 26, 2025, meeting. Although a quorum was present, only four (4) members attended the meeting. City Attorney Smith informed the applicant that in such events, the board must vote unanimously for or against. The applicant rescinded the application prior to the start of the meeting until a later meeting date when more members could be present for a decision.

Chair Light opened the public hearing at 5:08 p.m.

Applicant’s Request

Keith Williams, applicant and property owner, presented a request for a variance to install a generator in the required front yard of his property located at 11651 Greenbay St.

Mr. Williams has lived at the property for 32 years. He stated City codes and ordinances serve an important purpose; however, they cannot be applied in a “one size fits all” manner, such as in this case.

The lot is 1.5 acres in size, 153 feet in width and 415 feet in depth, and is considered non-conforming. The property is located within a subdivision that is subject to deed restrictions but currently no homeowner’s association exists. He explained that the home was built in the 1950s and is set back 275 feet from the street in accordance with the subdivision’s deed restrictions at the time, which required a minimum 200 foot setback to preserve the wooded character of the area. Due to the deep setback, the home is heavily screened by trees and situated near the rear of the lot, with all utility connections at the front. The options of where to install the generator on the lot are limited due to the small size of the backyard, and a driveway along one side of the home and a wine cellar on the other. He stated that relocating utilities and installing the generator at the rear of the property is not economically feasible.

Mr. Williams stated there have been no complaints from neighbors regarding the previous generator site, nor any complaints made to the City. Neighbors are aware of the new proposed placement and have no objections. Former Mayor Robert Lord and current Councilmember and Mayor-Elect Keith Brown support the variance.

Public Comment

There were no public comments.

Chair Light closed the public hearing at 5:17 p.m.

The Board inquired about the dimensions and visibility of the generator. Mr. Williams explained the generator would be located 160 feet from the roadway and screened by existing vegetation, making it not visible from the street. He stated the generator is custom painted green to match the surrounding landscape. Public Works Director Hernandez confirmed that

generators and related equipment are required to be screened and must not be visible from the right-of-way.

Member Belco inquired whether granting a variance to allow the generator in the front yard could set a precedent for similar future cases. City Attorney Smith clarified that decisions made by ZBOA do not set precedent and each case is evaluated individually.

A motion was made by Member Pratt and seconded by Member Crappito to grant a variance to Section 4-75(6)(g) of the City’s Code of Ordinances requiring a generator not to be located within the required front yard of a lot for the property located at 11651 Greenbay Street.

Roll Call Vote

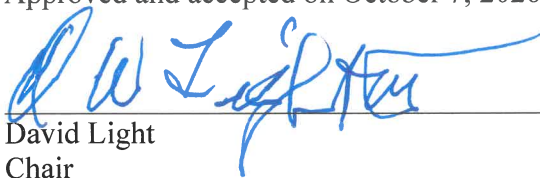
David Light.....YES
Michelle Belco.....YES
Louis Crappito..... YES
Ryan West.....YES
Josh Pratt..... YES

The motion carried 5-0

V. ADJOURN

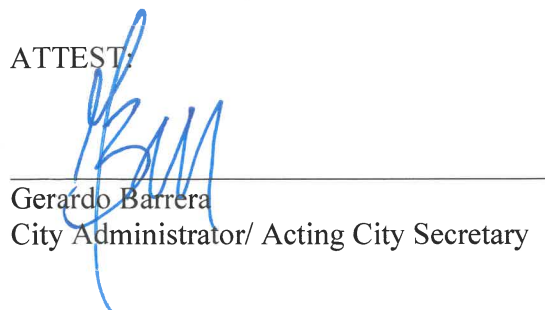
Chair Light adjourned the meeting at 5:30 p.m.

Approved and accepted on October 7, 2026.



David Light
Chair

ATTEST:



Gerardo Barrera
City Administrator/ Acting City Secretary