

# OXFORD PLANNING COMMISSION

## MINUTES

AUGUST 7, 2007

The regular monthly meeting of the Oxford Planning Commission was called to order by the chairperson, Pamela Baker, on Tuesday, August 8, 2007 at 7:05 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Anthony Passarella, Donald Silliman, and Theodore Lutkus. All commission members were present. Mr. Lutkus was acting secretary of the meeting.

The minutes of the meeting of July 3, 2007 were approved and accepted as distributed.

The following building permit was reviewed by the Planning Commission:

- #07-32      R-2      David and Pamela Baker, 507 E. Strand, to cover and screen an existing open porch. Mr. Baker explained that he wished to build a roof over an existing porch and screen the porch in. Mr. Passarella noted that the porch is not considered an accessory structure but is part of the primary structure, so it must fit within the building envelope. Mr. Lutkus pointed out that the existing porch is partially within the 25 foot rear yard set back, and is thus a non-conforming structure. It was agreed by the commission members that since nothing was being added to the existing structure, the covered porch would be within the existing envelope. The question of impervious coverage was raised by Mr. Passarella. Mr. Baker said the existing porch had not been counted as coverage because it was constructed with spaces between the deck boards with six inches of gravel below. He calculated that adding the porch as coverage would result in 26.9% total lot coverage, below the 40% limit. A discussion then arose regarding run off from the roof, and Mr. Passarella suggested that the roof drain away from Tred Avon River, and Mr. Baker agreed. Finally there was discussion as to whether the addition of a roof resulted in enlarging a non-conforming structure which is prohibited under Section 9.02 of the Zoning Ordinance. Mr. Silliman and Mr. Passarella were of the opinion that it did not since the square footage of the porch remained the same. Mr. Lutkus concurred. Mr. Silliman moved that the application be granted as requested. Mr. Passarella seconded the motion. Messrs. Lutkus, Passarella and Silliman voted in favor of the motion. Mrs. Baker abstained. The motion carried.

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There being no further business, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Theodore Lutkus  
Acting Secretary