

Board of Zoning Appeals  
November 16, 2017  
Minutes

Chairman Feick called the meeting to order at 4:30 PM. The following members were present: Mr. Dan Delahunt, Mr. Kevin Zeiher, Chairman John Feick, and Mr. Walt Matthews. Ms. Casey Sparks, Mr. Greg Voltz and Ms. Angie Byington represented the Planning Department, Mr. Justin Harris represented the Law Department and Ms. Debi Eversole, Clerk from Community Development. There were 5 voting members present. Dr. William Semans arrived during the first agenda item discussion.

Mr. Zeiher moved to approve the meeting minutes from the October 19, 2017 meeting as written. Mr. Matthews seconded the motion. With no discussion, the motion carried with a unanimous vote.

Chairman Feick swore in audience and staff members that wished to testify for or against any of the agenda items.

Mr. Voltz presented that Rose Greene had filed an application for a 28 square foot variance to allow for a wall sign to be located at **136 E. Market Street**. The allowable square footage for a wall sign on this building would be 20 square feet. The applicant had applied for 48 square feet because she believes it is important for her business. Mr. Voltz presented Ms. Greene's proposed sign. There is a wooden area that the sign would occupy below the brick and above the windows. Mr. Voltz stated that although the City appreciates that a new business is coming in to occupy the vacant space, he wishes to help the applicant in any way, without setting a precedent for such a large sign on buildings of this type.

Rose Greene, 181 D Yorkshire Glen, Bellevue stated that she had designed storefront signs with her father in the past. She feels that the regulations should be a little more open. She stated that some signage in the area appear to be stapled to the buildings. She had designed a good sign in which she feels would be a shame to make any smaller. There are 2 feet on each end of the wood above the doorway that would not be covered.

Mr. Delahunt asked if all of the maroon wooden area above the door would be covered. Ms. Greene stated that there is a lip where an awning used to be that would not be covered, along with 2 feet on either side that would not be covered. Mr. Delahunt asked if the sign would cover any of the brick, or would it only cover the original marquee that is part of the building. Ms. Greene stated that there would be no brick covered.

*Dr. Semans arrived*

Mr. Zeiher asked if Ms. Greene considered eliminating the yellow portion of the sign to reduce the sign to 30 square feet. She would not like the look without the yellow. She does not wish to reduce the size or design of the sign.

Mr. Delahunt stated that because it appears that there was a sign about that same size on the building before, he would move to approve the application as proposed. Mr. Zeiher seconded the motion. With no further discussion or audience participation, the motion was approved with a 5/0 vote. Dr. Semans stated that although he arrived to the meeting during deliberation, he visited the building and reviewed the application and staff report to determine his vote.

Ms. Sparks presented that Thomas and Barbara Slattery have filed an application for a variance to construct a shed within the side yard 1' from the property line at **131 Greenbrier Lane**. Ms. Sparks stated that the applicant requested a 2' variance for the shed. The lot is an irregularly shaped lot and the proposed shed is 8' x 8.5' and will be used as additional storage. It is completely screened and his neighbors are in support of his request.

Thomas Slattery, 131 Greenbrier Lane stated that the reason the shed was placed so close is that at the end of the street, where his home is, there are 3 guide wires by First Energy that hold the electric pole up. These wires are in his side yard and he had no other place to put the shed. The shed cannot be seen from the street and he stated that as he was erecting the shed, both of the adjoining neighbors were in support.

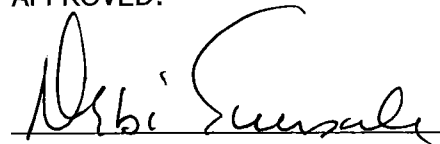
Chairman Feick asked if there was anyone that wished to speak against the request. There were none. He then stated that this is a unique circumstance as the size and shape of the lot are irregular and that the shed is blocked from view.

Mr. Zeiher moved to approve the application due to the unique circumstances of the placement of the guidewires, the shed is behind foliage and not visible from the roadway, the shed is in the side yard and that there are no objections from the adjoining neighbors. Mr. Matthews seconded the motion. With no further discussion, the motion was approved with a unanimous vote.

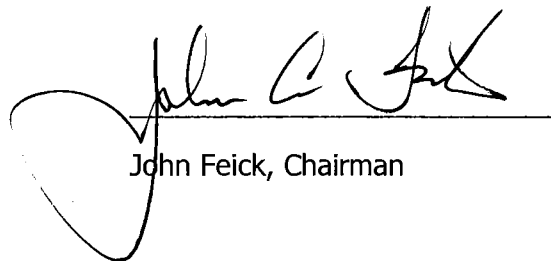
Chairman Feick stated that the 2 items that had been previously tabled have had no action. The Planning Commission will hear the **Hancock School** and **Ontario School** proposals on Tuesday, December 5<sup>th</sup> during a special session at 4:30 PM in the City Commission Chambers. The Board of Zoning Appeals can then make their decisions on any requested variances at their regularly scheduled meeting on December 21, 2017.

Mr. Delahunt moved to adjourn the meeting. Mr. Zeiher seconded the motion. The meeting adjourned at 4:45 PM.

APPROVED:



Debi Eversole, Clerk



John Feick, Chairman