

Board of Zoning Appeals
September 19th, 2019
Minutes

The chairman called the meeting to order at 4:28pm. The following members were present: Mr. Feick, Dr. Semans, Mr. Delahunt, Mr. Zeiher, and Mr. Matthews. Mr. Thomas Horsman, Ms. Angela Byington, and Mr. Greg Voltz represented the planning department.

Mr. Zeiher motioned to approve minutes from the August 22nd, 2019 meeting. Mr. Matthews seconded the motion. The motion carried with a unanimous vote.

Mr. Feick swore in those giving testimony.

The chairman stated that the 1st and only item on the agenda is for 122 Greenbrier. Raymond Schaefer, Inc, on behalf of Don and Jeanne Sharrah, has submitted an application to construct an addition to the garage in a R1-75 Single-Family Residential zoning district. The appellant is seeking a variance relief from the strict application of the following section of the Sandusky Codified Ordinances:

Section 1129.14 states that the depth of a front yard in a R1-75 zoning district must not be less than 35 feet and the owner is proposing 27 feet.

Mr. Horsman stated that there is a difference of 8 ft. between what the ordinance requires and what the owner is proposing. He showed images of the property and where the proposed addition would be located. There are also other additions proposed. Those do meet the requirements, but all are under review from the department of engineering for a flood plain certificate and may need to come back to the board, as the variance discussed today is just for the front yard, not the back yard. Staff does believe a practical difficulty exists for a couple of reasons. Many surrounding dwellings do project into the required front yard and the lot is shorter than what is typically found in the R1-75 zoning districts. Therefore, staff recommend approval of the variance.

Gary Schaffer of 1437 Sycamore Line said that he is in favor of the request due to everything Tom just said. Mr. Feick asked Mr. Schaffer if the garage is an existing 2 car garage or 1 1/2.

Mr. Schaffer said that it is a 1 1/2 car garage at best.

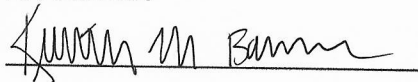
Mr. Zeiher motioned to approve the request. Mr. Matthews seconded the motion. With no further discussion the motion was passed with 4 votes in favor. Mr. Feick abstained from the vote.

Mr. Feick ask if there was any other business. Nothing was brought to attention.

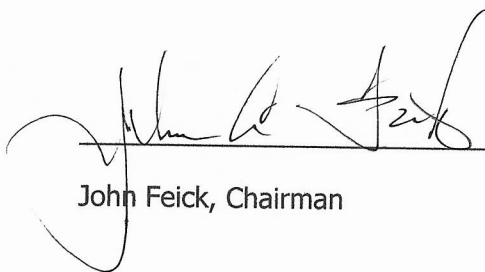
Mr. Delahunt moved to adjourn the meeting; Dr. Semans seconded the motion. The meeting was adjourned at 4:34pm.

Mr. Feick asked if there was anything for next month yet.
Tom stated no.

APPROVED:



Kristen Barone, Clerk



John Feick, Chairman