

Board of Zoning Appeals  
February 20th, 2020  
Minutes

**Meeting called to order:**

Mr. Feick called the meeting to order at 4:30pm. The following members were present: Mr. Feick, Dr. Semans, and Mr. Delahunt. Mr. Thomas Horsman represented the Planning Department and Ms. Hannah Nedolast represented the Law Department.

**Review of minutes from December 19<sup>th</sup>, 2019:**

Mr. Delahunt motioned to approve the minutes from the December 19<sup>th</sup>, 2019 meeting. Dr. Semans seconded the motion. The motion carried with a unanimous vote.

**Election of Board of Zoning Appeals Officers:**

Dr. Semans motioned to nominate Mr. Feick for chairman and Mr. Zeiher for vice chairman. Mr. Delahunt seconded the motion. All voting members were in favor of the motion.

**Swear in of audience and staff members that will offer testimony on any agenda items:**

Mr. Feick swore in everyone wishing to do so.

**1<sup>st</sup> application:**

Mr. Feick stated that the first application was submitted by James and Camelia Easton, who applied to construct an addition to the dwelling at 1403 Clinton Street in a R1-40 Single-Family Residential zoning district. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances: Section 1129.14, which states that the minimum side yard width in a R1-40 zoning district must not be less than 3 feet and the appellant is proposing 2 feet.

Mr. Horsman stated that Mr. John Henley, who will be representing the owners of the property, is available today to answer any questions. He stated that the addition would be to expand the bedroom space. The garage does already come up to that same side yard setback. Staff does believe that this does create a practical difficulty for the owner, due to the nature of the lot and the year in which the dwelling was constructed and does recommend the approval of the variance.

Mr. Henley of 1108 Columbus Avenue, stated that James and Camelia have rehabbed several properties in Sandusky and he believes that only good can come from this.

Dr. Semans motioned to approve the variance.

Mr. Delahunt seconded the motion. All members were in favor and the variance was approved.

**2<sup>nd</sup> application:**

Mr. Feick stated that the second application was submitted by Derek Brennan, as an authorized agent of William and Annette Johnson, who applied to paint a 550 square foot sign (mural) on the western wall of 1202 Washington Street, in a RB Roadside Business zoning district. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances: Section 1140.08(c)(1) which states that the maximum

square footage at this location in a RB zoning district must not be more than 165 square feet and the appellant is proposing 550 square feet.

Mr. Horsman stated that this project is being led by the Sandusky Youth Commission, and a member from the Youth Commission as well as Talon Flohr from the Planning Department are available to answer any questions. The mural would be on the western wall of the A&B Cycles Building, facing Camp Street. Since the project is actually a mural and not a sign, the applicant is proposing the variance. The existing Zone Code does not exempt murals as artwork that is separate from signage, and therefore they are currently required to follow the zoning regulations. Staff does believe this creates a practical difficulty and recommends approval of the variance.

Mr. Flohr stated that the project started as part of a Going Green Initiative and then the Public Arts and Culture Commission like the idea of a going green mural. So they then found a business that was willing to host the project and the Youth Commission raised some money to go towards the cost.

Jai Shanti Hicks, 2002 Campbell St, Youth Commissioner, stated that they worked really hard to fundraise for this project and would really like to see it approved.

Dr. Semans asked Mr. Horsman if the content needs to go through the Design Review Board.

Mr. Horsman stated that the content does not need approval through any board, but it will need to appear before the Arts and Culture Commission next month for feedback from them.

Dr. Semans stated that he thinks it would make a lot of sense going forward to separate out public art murals from signs.

Mr. Delahunt made a motion to accept the mural and made note that it is a decorative and public art project.

Dr. Semans seconded the motion. All members were in favor and the variance was approved.

### **3<sup>rd</sup> application:**

Mr. Feick stated that the third application was submitted by Daniel McGookey, as an authorized agent of KMOH, LLC c/o Ronald Brooks, who applied to rent tourists' rooms at 749 Park Street in a R2F Two-Family Residential zoning district. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances: Section 1129.06 (e), which states that renting of tourists' rooms by a resident family in a residential zoning district is only permitted on lots abutting a state highway and this property.

Mr. Horsman stated that applicant did submit a request to postpone the hearing for the March meeting so that the owner can attend, but the law director would like anyone that came to speak on the matter to do so and then a motion can be made to postpone if that is what the board would like to do.

Mike Andrews, 739 West Park St, stated he lives just a couple houses away and would like to speak for the business. He stated when the owner bought the place, it was vacant, being vandalized, and kids were smoking pot in the backyard. He stated that the neighbors have tried to keep an eye out on the place, but would much rather have it occupied. When people have stayed there in the past, there have not been any issues.

Mr. Feick stated that he has a couple of questions for Mr. McGookey that do not necessarily need answered today if the application is going to be postponed until next month. He asked if the driveway is a joint driveway.

Mr. Andrews stated that there is two driveways and that if you are looking at the property from across the street, the one on the right hand side is tandem driveway parking. The one on the left is a shared driveway, but there are two garages, so there is more off street parking. When it snows he goes over and clears both driveways so people can have off street parking when they are there. So there is room for three, maybe four cars, without using the one shared driveway.

Mr. Delahunt made a motion to postpone the application as requested.

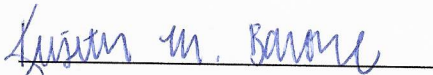
Mr. Semans seconded the motion. All members were in favor of the motion

**Adjournment:**

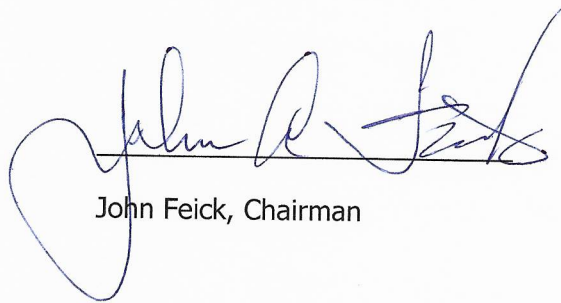
Mr. Delahunt moved to adjourn the meeting; Dr. Semans seconded the motion. All members were in favor to adjourn.

The meeting was adjourned at 4:50pm.

**APPROVED:**



Kristen Barone, Clerk



John Feick, Chairman