

Board of Zoning Appeals
May 20, 2021
Minutes

Meeting called to order:

Chairman John Feick called the meeting to order at 4:37pm. The meeting took place virtually via Microsoft Teams. The following voting members were present: Dan Delahunt, Bill Semans, and Gregg Peugeot. Thomas Horsman represented the Community Development Department. Brendan Heil represented the Law Department. City Commission liaison Dave Waddington and clerk Kristen Barone were also present.

Review of minutes from April 15, 2021:

Mr. Peugeot moved to approve the minutes as submitted and Dr. Semans seconded. All members were in favor of the motion and the minutes were approved.

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

Mr. Feick swore in everyone wishing to do so.

Adjudication Hearing:

1) 412 Bay Breeze Drive (tabled at last meeting)

Mr. Feick stated that the applicant has asked for a variance to Zoning Code Section 1129.03 to allow construction of a single-family home that encroaches into the required rear yard on an irregular lot, in accordance with Section 1145.13. The property is located in a RMF Multi-Family zoning district. At the last meeting the board asked the applicant to have the builder put stakes into the yard with the home squared up to the back property line as that would require less of a variance. The builder restaked the yard and the applicant submitted to staff a new drawing and that was shown during the meeting. Dr. Semans made a motion to accept the proposed dimensions in the second site plan submitted and Mr. Delahunt seconded. All voting members were in favor of the motion.

2) 505 McDonough Street

Mr. Feick stated that the applicant has asked for variance to Zoning Code Section 1129.14 to allow construction of a single-family home that encroaches into the required rear yard. The proposed rear yard setback is 13 feet, whereas the code requires 30 feet. The property is located in a R2F Two-Family residential zoning district. Mr. Horsman stated that staff did not receive any public comments for or against the proposal. Since the proposal is more conforming than the current home, staff is supportive of the proposal. David Hummel, who currently lives at 508 McDonough Street, across the street from 505 McDonough Street, said that there is too many things that would need fixed at this house, that he would rather just build a new house. Mr. Delahunt made a motion to approve the application and Dr. Semans seconded. All voting members were in favor of the motion.

Adjournment:

Dr. Semans motioned to adjourn and the meeting ended at 4:55pm.

APPROVED:

Kristen Barone
Kristen Barone, Clerk

John Feick
John Feick, Chairman
Dan Delahunt, vice Chairman