

Board of Zoning Appeals
February 17, 2022
Minutes

Meeting called to order:

Chairman John Feick called the meeting to order at 4:30pm. The following voting members were present: Bill Semans and Gregg Peugeot. Mr. Feick asked if Mr. Delahunt could be excused from the meeting since he let staff know ahead of time that he would not be able to make it. Alec Ochs represented the Community Development Department. City Commission liaison Dave Waddington and clerk Kristen Barone were also present.

Review of minutes from January 20, 2022 meeting:

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

Swearing in of audience and staff members offering testimony on any agenda items:

Mr. Feick swore in everyone wishing to do so.

Adjudication Hearing:

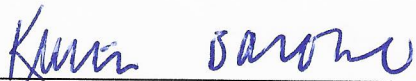
1) 1211 Central Avenue Area Variance (tabled at last meeting)

Dr. Semans motioned to remove this item from the table and Mr. Peugeot seconded. All Voting members were in favor of the motion. Mr. Ochs then reminded the committee that the applicant is requesting a variance to zoning code section 1129.14 to allow construction of a back deck roughly two feet into the required two feet side yard setback. Since the applicant wants to build the deck up to the existing fence, staff and the board had questions on where exactly the fence is located in relation to the property line. Staff does not believe the proposal will bring a negative impact to the surrounding properties and therefore recommends approval. Applicant Nicole Lunato stated that the fence is about three inches from the property line and the deck will come up to about six inches from the fence. She said she will need a variance of roughly a foot. Mr. Feick asked if the deck is currently there. Ms. Lunato stated that it is. She said that she did not realize that she did not have a permit for the deck until after they had already started building it, but she did have a permit for the fence and the pool. Mr. Peugeot asked when the deck was built. Ms. Lunato replied that the deck was built this past fall/winter. The fence and the pool was put in during the summer. Dr. Semans made a motion to approve the variance and Mr. Peugeot seconded. Mr. Feick voted against the motion. Dr. Semans and Mr. Peugeot voted for the motion. The motion passed.

Adjournment:

Dr. Semans moved to adjourn and Mr. Peugeot seconded. The meeting ended at 4:39pm.

APPROVED:



Kristen Barone, Clerk



John Feick, Chairman