

Board of Zoning Appeals

July 21, 2022

Minutes

Meeting called to order:

Chairman John Feick called the meeting to order at 4:30pm. The following voting members were present: Dan Delahunt, Walt Matthews, and Gregg Peugeot. Alec Ochs represented the Community Development Department and Sarah Chiappone represented the Law Department. Also present was City Commission Liaison Dave Waddington, Community Development Intern Darsh Shah, and clerk Kristen Barone.

Review of minutes from June 16, 2022:

Mr. Delahunt 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:

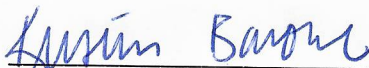
- 1) **412 Putnam Street- area variance to zoning code section 1145.15 to allow a garage to be expanded in the side yard.**

Mr. Ochs presented the staff report to the committee members, which they all received before the meeting and was posted on the City's website for the public. Mr. Ochs ended his remarks stating that staff does not oppose the variance request with the following conditions: 1) All necessary permits are obtained through the Building, Engineering, and Planning Departments prior to any structure being expanded or built and 2) The backyard area standards apply to the side yard, which is that the area coverage does not exceed 30% of the side yard. Mr. Feick asked Mr. Ochs if he has calculated what that number would be and how does that affect the variance request. Mr. Ochs stated that would be looked at later during another process, this meeting is to determine if the expansion into the side yard will be permitted or not. Tom Loan, owner of 412 Putnam Street stated that he needs the additional room for storage and he does not have any back yard at all due to the cemetery being there so this is his only option for adding on. Mr. Delahunt asked Mr. Loan if there were to be any commercial use taking place at this address. Mr. Loan replied no, there is no commercial use at this address. Mr. Matthews asked Mr. Loan how many vehicles he has. Mr. Loan responded that he has two cars, a truck, and a motorcycle. Mr. Feick asked if the garage would be used for storage only or would he work on vehicles in the garage also. Mr. Loan said that he has a little workshop in there. He said he just works on his personal vehicles, there is no commercial use. Mr. Feick asked if the property is comprised of two parcels or just one. Mr. Ochs stated that the property is all one parcel. Mr. Delahunt made a motion to approve the variance subject to staff's conditions and Mr. Peugeot seconded. All voting members were in favor of the motion.

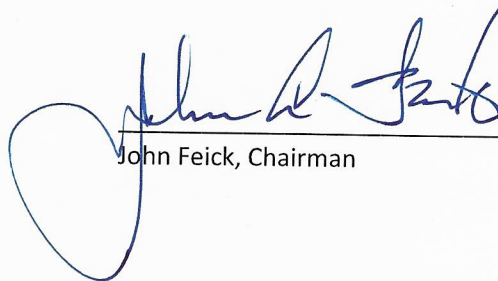
Adjournment:

Mr. Matthews moved to adjourn the meeting and Mr. Delahunt seconded. The meeting ended at 4:38pm.

APPROVED:



Kristen Barone, Clerk



John Feick, Chairman