

Board of Zoning Appeals

October 20, 2022

Minutes

Meeting called to order:

Chair Feick called the meeting to order at 4:31 pm. The following voting members were present: Mr. Delahunt, Mr. Matthews, and Mr. Peugeot. Vice Chair Semans was absent. Alec Ochs represented the Community Development Department and Sarah Chiappone represented the Law Department. Also present was City Commission Liaison Dave Waddington, and clerk Quinn Rambo.

Review of minutes from July 21, 2022:

Mr. Matthews moved to approve the minutes as presented and Mr. Peugeot seconded the motion. All voting members were in favor of the motion.

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

Chair Feick swore in everyone wishing to do so.

Adjudication Hearing:

- 1) **3201 West Monroe Street- A variance to Zoning Code 1143.08(b) to construct a monument sign which exceeds the maximum square footage requirements and encroaches 10 feet into the required front yard setback in a Residential Zoning District.**

Staff presented the application with recommendation for approval with the conditions that all applicable permits be obtained prior to construction. Mr. Pete Schade, the applicant's representative, and Mr. Nathan Glass of Brady Signs, spoke on behalf of the request. City Commissioner Charles Poole spoke against the request. Mr. Delahunt moved to table the application until a site plan with the location of the sign could be presented. Mr. Matthews seconded the motion. All voting members were in favor of the motion and the application was tabled until a site plan could be provided.

- 2) **615 Anderson Street- A variance to Zoning Code 1145.17(g) to construct a 6 foot high fence in a side yard in a Residential Zoning District.**

Chair Feick excused himself from voting, due to conflict of interest. Mr. Ochs stated all remaining members must vote unanimously for the application to pass without Chair Feick's vote. Staff presented the application with recommendation for approval with the conditions that all applicable permits be obtained prior to construction. Mr. Tom Patterson, the applicant spoke on behalf of the request. Mr. Rex Cole spoke against the request, he stated it would inhibit off street parking of his property and presented the Board with pictures to support his claim. Chair Feick stated they were not voting on the location of the fence but on the height of the fence. Mr. Peugeot moved to approve the application as presented. Mr. Delahunt seconded the motion. All voting members were in favor of the motion and the application was approved as presented.

- 3) **1131 Erie Boulevard- A variance to Zoning Code 1145.10 and 1145.17(g) to expand a 4 foot fence in the required front yard setback in a Residential Zoning District.**

Staff presented the application with recommendation for approval with the conditions that all applicable permits be obtained prior to construction. Mr. Todd Parish, the applicant, spoke on behalf of the request. Mr. Peugeot moved to approve the application as presented. Mr. Matthews seconded the motion. All voting members were in favor of the motion and the application was approved as presented.

- 4) **630 Coldcreek Boulevard- A variance to Zoning Code Section 1129.14 to allow 3 foot 10 inches of encroachment into the minimum side yard setback in a Residential Zoning District.**

Staff presented the application and were opposed to approval. Mr. Gavin Mingus, the applicant, spoke on behalf of the request and presented a survey of the property to the Board. The survey presented showed the house on the property line. Mr. Matthews moved to table the application until the applicant could meet with Staff. Mr. Peugeot seconded the motion. All voting members were in favor of the motion and the application was tabled until the applicant could meet with Staff.

Other Business:

There was no other business.

Adjournment:

Mr. Peugeot moved to adjourn the meeting, Mr. Delahunt seconded, and the meeting ended at 5:28pm.

Next meeting:

November 17, 2022

APPROVED:


Clerk


Chair/ Vice Chair