

**Board of Zoning Appeals
February 16, 2023
Minutes**

Meeting called to order:

Chair Feick called the meeting to order at 4:30 pm. The following voting members were present: Vice Chair Semans and Mr. Matthews. Mr. Delahunt and Mr. Peugeot were absent and both had notified Staff about their absences in advance. Mr. Alec Ochs represented the Community Development Department and Sarah Chiappone represented the Law Department; also present were City Commission Liaison Dave Waddington and clerk Quinn Rambo.

Review of minutes from November 17, 2022:

Chair Feick called for a motion on the minutes. Mr. Matthews moved to approve the minutes as presented and Vice Chair Semans seconded the motion. All voting members were in favor of the motion and minutes were approved as presented.

Adjudication Hearing:

1. **1430 Columbus Ave- a variance to Zoning Code Sections 1107 (l) & 1129.13 (f) to construct an accessory structure above the height limit at 1430 Columbus Avenue in a Residential Zoning District.**

Mr. Ochs explained that the Board did not have a quorum to vote on the application because Chair Feick's involvement with the project and moved on to present the next application.

2. **223 Meigs Street- an area variance to Zoning Code section 1129.14 to allow the creation of parcels that do not meet the minimum area and yard requirements for a lot in the R2F- Two Family Residential Zoning District. An area variance to Zoning Code Section 11.33.11 (c)(2) to allow a structure to encroach up to 9.9 feet into the minimum 15 side yard setback of a Downtown Business Zoning District that adjoins a residentially zoned parcel.**

Chair Feick swore in the applicant and his representative in. Mr. Ochs presented the application for 223 Meigs Street, also known as the Baithouse Brewery. The application would change the lot sizes for multiple parcels: Lot "A" would be reduced to 3003 square feet, Lot "B" would be reduced to 3003 square feet and lot C would be reduced to 2904 square feet. The applicant was also requesting to allow the creation of one parcel that does not meet the backyard setback requirements for the existing residential structure of 26.94 feet and was proposing a backyard setback of 20.25 feet. The next request was to allow a structure to encroach up to 9.9 feet into the minimum 15 feet side yard setback of a Downtown Business Zoning District that adjoins a residentially zoned parcel. Chair Feick asked anyone to speak on behalf of the project to come forward. Mr. Dan McGookey, the applicant, and Mr. John Hancock, the applicant's

engineer, came forward to speak on behalf of the project. Mr. McGookey explained these variance requests would facilitate in the expansion of the brew house by allowing them to build a bigger kitchen, adding more seating, landscaping, and parking. Chairman Feick voiced his concern of changing lots that met lot size requirements of the zoning code and turning them into non-conforming lots. Mr. McGookey stated the lots currently exceeded the zoning code requirement and that other contiguous properties were much smaller and used to meet the historical requirements for lot size. The reduction in lot sizes would fit more appropriately with surrounding properties and historical City lot sizes. Chair Feick called for a motion for Lot "A." Vice Chair Semans made a motion to approve the variance requests for Lot "A" with staff conditions and the motion was seconded by Mr. Matthews. The vote resulted in unanimous approval of the requests for Lot "A." Vice Chair Semans made a motion to approve the variance requests for Lot "B" with staff conditions and the motion was seconded by Mr. Matthews. The vote resulted in unanimous approval of the requests for Lot "B." Vice Chair Semans made a motion to approve the variance requests for Lot "C" with staff conditions and the motion was seconded by Mr. Matthews. The vote resulted in unanimous approval of the requests for Lot "C."

Other Business:

Mr. Ochs stated that an agreement between the City and the applicant of 630 Coldcreek had been completed that met the Zoning Code Requirements. No further variance is needed.

Mr. Ochs added that the variance application for 1502 Hayes Avenue was not needed and would not be brought before the Board.

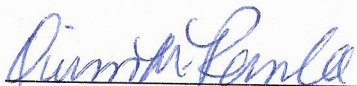
Adjournment:

Vice Chair Semans moved to adjourn the meeting and Mr. Matthews seconded the motion. All members approved of the motion, and the meeting ended at 5:06 pm.

Next meeting:

March 16, 2023

APPROVED:



Clerk



Chair/ Vice Chair