

**Board of Zoning Appeals**  
**March 16, 2023**  
**Meeting Minutes**

**Meeting called to order:**

Chair Feick called the meeting to order at 4:40 pm. The following voting members were present: Mr. Matthews, and Vice Chair Semans. Mr. Delahunt and Mr. Peugeot were absent and 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 February 16, 2023 Meeting and February 23, 2023 Special Meeting:**

Chair Feick called for a motion on the minutes for the February 16<sup>th</sup> and 23<sup>rd</sup> meetings. Dr. Semans moved to approve the both sets of minutes as presented and Mr. Matthews seconded the motion. All voting members were in favor of the motion and both minutes were approved as presented.

**Adjudication Hearing:**

**1. 1115 Filmore Street-**

**An area variance to Zoning Code Section 1129.14 to allow the creation of three parcels that do not meet the minimum area requirements for a lot in a R1-40- Single Family Residential Zoning District.**

Chair Feick swore in all parties. Mr. Ochs presented the application to the Board. The applicant proposed to create 2 parcels which would not meet the minimum lot area standards and 3 parcels which would not meet the minimum width standards for a buildable lot in a R1-40 single family residential zoning. Staff did speak to the applicant about the feasibility of only creating two parcels at the site to avoid variance requirements but the applicant wanted to proceed with the creation of three parcels. Staff supports the request with the following conditions that all applicable permits are obtained through all applicable departments prior to construction. Chair Feick asked if the board had any questions for the applicant. Mr. Matthews asked how big the houses were that the applicant planned to build. Mr. Aleck Speer, the applicant, stated 3 bedroom, 1 bathroom homes that were approximately 1,000 square feet. Chair Feick asked Staff when the lots were combined. Mr. Ochs stated a record could not be found of when the lots were combined but the lots were historically plotted the same as the applicants proposal. Vice Chair Semans asked Staff if the lots were originally platted as 3. Mr. Ochs confirmed that was correct. Chair Feick asked if there was anyone to speak for or against the request. The applicant spoke in favor of the request. Mr. Stuart Abrams, 1103 Filmore Street, spoke against the request stating there was not enough space for 3 lots and it would be encumbrance on his property and would take away from the enhancement of the neighborhood. He added that the applicant has owned the property for over a year and he had not seen the applicant in the neighborhood or at the house on the current parcel layout. Vice Chair Semans made a motion to approve all variance requests for all lots with Staff conditions. The motion was seconded by Mr.

**Board of Zoning Appeals  
March 16, 2023  
Meeting Minutes**

Matthews. A vote was called, Chair Feick and Mr. Matthews voted against the variance requests and Vice Chair Semans voted in favor of the requests. The motion failed to pass.

**Other Business:**

There was no other business.

**Adjournment:**

Mr. Matthews moved to adjourn the meeting and Vice Chair Semans seconded the motion. All members approved the motion, and the meeting ended at 4:54 pm.

**Next meeting:**

April 20, 2023

APPROVED:



Clerk



Chair/ Vice Chair