

**Board of Zoning Appeals
April 20, 2023
Meeting Minutes**

Meeting called to order:

Chair Feick called the meeting to order at 4:30pm. The following voting members were present: Mr. Delahunt, Mr. Matthews, Dr. Semans, and Mr. Peugeot. 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 March 16, 2023 Meeting:

Chair Feick called for a motion on the minutes for the March 16th meeting. Mr. Delahunt moved to approve the minutes as presented and Mr. Matthews seconded the motion. All voting members were in favor of the motion and the minutes were approved, as presented.

Adjudication Hearing:

1. 2227 Cleveland Road-

An area variance to Zoning Code Section 1143.09 (g)(1) to allow the construction of a pylon sign in the required 15' front setback from the public right-of-way.

Chair Feick swore in all parties and asked Staff to present the application. Mr. Ochs stated the applicant was proposing to install a pylon sign at 2227 Cleveland Road. The proposed 24' tall and roughly 13' wide sign would be double sided and externally illuminated. The variance requested is to place the sign 10 feet into the required 15 foot front yard setback. The sign would be out of the right-of-way and not impede driver safety or negatively impact the surrounding properties. Due to the semi-permanent nature of the sign and the sufficient distance from the roadway, Staff would be in support of approval of the application with the following conditions: (1) all applicable permits would be obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to construction, (2) the sign shall not interfere with the line of sight for any vehicle. Chair Feick asked if there was anyone to speak for or against the request. Mr. Nathan Glass of Brady Signs was present on behalf of the request. Chair Feick asked if there was anyone to speak against the request. There was no comment. Chair Feick asked if the Board had any questions. Dr. Semans asked if this sign location would interfere with the proposed relocation of utilities and Mr. Ochs stated the Public Works Department was not concerned with the location. Dr. Semans made a motion to approve the application with Staff conditions. The motion was seconded by Mr. Matthews. A vote was called and the motion was approved unanimously.

2. 936 W. Market Street-

An area variance to Zoning Code Sections 1145.10 & 1145.17(g) to allow the construction of a 4-foot fence in the required side yard setback. The code only permits a decorative fence in the front and side yard setbacks for a corner lot. Decorative fences are to be a maximum of 3 feet in height.

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Mr. Feick asked Staff to present the application. Mr. Ochs stated the applicant would like to install a 4-ft decorative aluminum fence in the required side yard setback of the corner lot at 936 W. Market Street for their dogs. Decorative 4 foot fences are typically permitted in a side yard, but not in the required setback of a corner lot. Staff recommended approval of the application by the Board with the following conditions: (1) all necessary permits are obtained through all applicable agencies, prior to construction, (2) the fence is included landscaping along the setback from the sidewalk, (3) the fence has a minimum setback of a foot from the side yard property line. Chair Feick asked if there was anyone to speak for or against the request. Mr. Corso, the applicant, spoke on behalf of the application; stating they needed a place for their pets to go outside. Mr. Delahunt made a motion to approve the application with Staff conditions. The motion was seconded by Dr. Semans. A vote was called, and the motion was approved unanimously.

Other Business:

There was no other business.

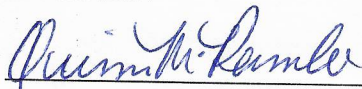
Adjournment:

Mr. Delahunt moved to adjourn the meeting and Mr. Peugeot seconded the motion. All members approved the motion, and the meeting ended at 4:45 pm.

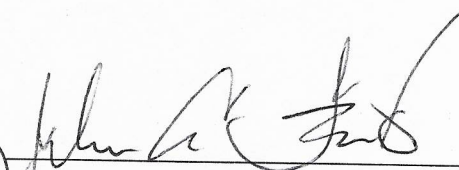
Next meeting:

May 18, 2023

APPROVED:



Clerk



Chair/ Vice Chair