

**Board of Zoning Appeals  
September 21, 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, Chair Feick, and Vice Chair Semans. Mr. Matthews and Mr. Peugeot were absent. Alec Ochs represented the Community Development Department, Sarah Chiappone represented the Law Department; also present were City Commission Liaison, Dave Waddington, and clerk Quinn Rambo. Mr. Peugeot notified Staff in advance that he was unable to attend the meeting.

**Review of Minutes from August 24, 2023, Meeting:**

Chair Feick called for a motion on the minutes from the August 24<sup>th</sup> meeting. Mr. Delahunt moved to approve the minutes as presented. Vice Chair Semans seconded the motion. All voting members were in favor of the motion and the minutes were approved unanimously, as presented.

Chair Feick swore in all parties that were present to speak about adjudication agenda items.

**Adjudication Hearing:**

- 1. 612 Anderson Street- an area variance to Zoning Code Section 1145.15 (a) to allow the construction of a new detached garage (in replacement of the previous detached garage) within the minimum setback from the main structure in a R1-40 Single Family Zoning District.**

Chair Feick asked Staff to present the application. Mr. Ochs reported the applicant was in the process of re-building a garage which was lost to a fire. The garage will be placed in the same location as the previous and to the same dimensions. The zoning code required a minimum 10 foot setback between an accessory structure and the main structure. The setback proposed was 5 feet. The applicant was seeking a variance of 5 feet to allow a 5 foot setback between the accessory structure and the main structure. Planning Staff determined the variance request was appropriate due to the severity of the hardship. Planning Staff supported the variance request at 612 Anderson St. parcel (57-00169.000) and suggests the following conditions upon approval, that all applicable permits must be obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency prior to any construction. Chair Feick asked if there was anyone to speak about the request. Mr. Brian Notestine of 617 Lockwood spoke about the application. He was not opposed to the applicants building a garage but wanted the Board to be aware that the alley was very narrow and did not want the structure built to the property line. Chair Feick informed Mr. Notestine that was not the variance being requested of the Board. Mr. Ochs stated the proposed garage did meet the rear setback requirements of the zoning code. Ashley Glorioso, the applicant, spoke on behalf of the application and stated they just wanted to build the garage on the foundation from the structure damaged by the fire because the insurance company would not pay for the foundation to be redone.

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Chair Feick called for a motion. Vice Chair Semans made a motion to approve the application as proposed. The motion was seconded by Mr. Delahunt. A vote was called, and the motion to approve the application, as proposed, was approved unanimously.

**Other Business:**

There was no other business.

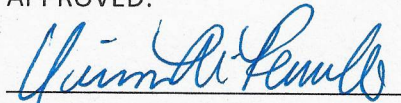
**Adjournment:**

Mr. Delahunt moved to adjourn the meeting and Vice Chair Semans seconded the motion. All members approved the motion, and the meeting ended at 4:43 pm.

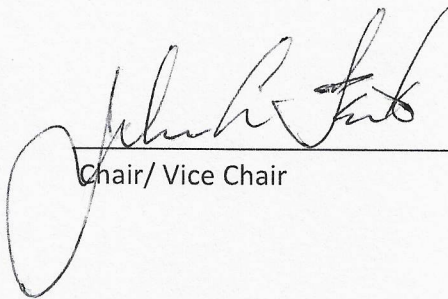
**Next meeting:**

October 19, 2023

APPROVED:



Clerk



Chair/ Vice Chair