

**Board of Zoning Appeals  
November 1, 2023  
Special Meeting Minutes**

**Meeting called to order:**

Chair Feick called the meeting to order at 4:34pm. The following voting members were present: Mr. Delahunt, Chair Feick, Mr. Peugeot, and Vice Chair Semans. Mr. Waddington, Commission Liaison was also present. Alec Ochs represented the Community Development Department, Sarah Chiappone represented the Law Department, and clerk Quinn Rambo was present, as well. Mr. Matthews was absent and had notified Staff in advance that he was unable to attend.

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

**Adjudication Hearing:**

- 1. 433 Anderson Street- An area variance to Zoning Code Section 1137.08 (a) to allow a residential building addition within the minimum front yard setback in a Commercial Recreation District.**

Chair Feick introduced the application and stated the application was tabled at the last meeting. Mr. Ochs asked Ms. Chiappone if the Board had to take the application off the table before proceeding with the adjudication hearing. Ms. Chiappone confirmed that to be safe the Board should make that motion. Chair Feick asked for a motion to untable the application. Vice Chair Semans made a motion to untable the application and the motion was seconded by Mr. Delahunt. A vote was called, and the motion was approved, unanimously. Mr. Ochs presented the Staff report and stated that the applicant requested a 20-foot relief to the 30-foot front yard setback for construction of a single-family home addition. The applicant was in the process of pre-development for an addition onto a single family home at 433 Anderson St. The zoning code requires a minimum 30 foot setback from the front property line in a Commercial Service Zoning District. The applicant stated to Staff that the setback being proposed would align with the buildings to the north. Staff asked the applicant why they were not proposing to expand in the rear of the house, which would not require a variance. The applicant stated the expansion was for additional bedrooms and the owner did not want more bedrooms that close to the water. Staff supported the requested variance at 433 Anderson St. parcel (56-00004.000) and suggested the following conditions if approved, 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 present to speak in favor of the request. Mr. Tim Kaser, the applicant, was present to speak on behalf of the request and said he would answer any questions. Mr. Peugeot asked how the project would align with the surrounding properties. Mr. Kaser said the addition would align with the properties to the North. Mr. Delahunt asked if there would be any off-street parking. The applicant stated that there was parking in front of the property and along the side of the property. Chair Feick asked if the driveway was staying. Mr. Kaser stated that part of the driveway would remain. Chair Feick asked Staff if a parking place was a requirement for this application. Mr. Ochs stated that the parking requirement was not changing because the use of

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single-family use was not changing and that the current requirement was 2 parking spaces. Staff would work with the applicant to ensure that the requirements were met. Chair Feick asked if there were any further questions. There were none.

Chair Feick called for a motion. Mr. Delahunt made a motion to accept the submitted application with Staff conditions. The motion was seconded by Mr. Peugeot. A vote was called and the motion to approve was passed unanimously.

**Other Business:**

There was no other business.

**Adjournment:**

Vice Chair Semans moved to adjourn the meeting and Mr. Delahunt seconded the motion. All members approved the motion, and the meeting ended at 4:44 pm.

**Next meeting:**

November 16, 2023

APPROVED:



Clerk



Chair/ Vice Chair