

**Board of Zoning Appeals
December 21, 2023
Special Meeting Minutes**

Meeting called to order:

Chair Feick called the meeting to order at 4:29 pm. The following voting members were present: Mr. Delahunt, Chair Feick, and Mr. Peugeot. 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. Vice Chair Semans was absent and had notified Staff in advance that he was unable to attend. Mr. Matthews was also absent.

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

Adjudication Hearing:

- 1. 602 W. Osborne Street- An area variance to Zoning Code Sections 1129.14 & 1145.10 to allow the construction of a new residential structure which creates a combined side yard setback of less than the required to 10 feet and which creates a side street setback of less than the required 12 ½ feet in an R2F- Two Family Residential Zoning District.**

Chair Feick introduced the application and asked for Staff report. Mr. Ochs stated that the applicant was in the pre-process of rebuilding a single family residential home. The original home was determined a total loss from a fire. The applicant planned to place a manufactured home on the site. Due to the narrow parcel on a corner lot, the manufactured home layout that meets the applicants needs did not comply with the setbacks requirements. A variance was required before they seek any permits. Staff noted that the proposed structure would have a 2-foot larger setback from Brown Street than the original home, and would be closer in adherence to the zoning district setback. The zoning code required a minimum 10 foot combined sideyard setback. The proposed combined sideyard setback is 7 feet. The west side of the home will have a 3 foot setback and the side yard on side street setback will be 4 feet. Chair Feick asked if there was anyone present to speak in favor of the request. The property owner, Mildred Darden, was present on behalf of the application and asked the Board to approve her request as presented by Staff. Chair Feick asked if there were any questions. Mr. Peugeot asked if the garage was still on site. Mr. Ochs stated that the garage would remain and complied to code.

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

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2. 1030 Hayes Avenue- An area variance to Zoning Code Sections 1143.03 (g) to allow the placement of a permanent illuminated sign in a Residential Zoning District- Residential Business District.

Chair Feick stated that the applicant was not present, and he was not able to vote on the application due to a conflict of interest. Mr. Ochs added that he advised the applicant not to attend the meeting because Staff was aware there would not be a quorum for the application, and he planned to schedule a special meeting after the holidays to hear this request. No members of the public were in attendance to give testimony on the case.

Mr. Delahunt made a motion to table the item and the motion was seconded by Mr. Peugeot. A vote was called and passed unanimously to table the application for 1030 Hayes Avenue.

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 4:38 pm.

Next meeting:

January 18, 2023

APPROVED:



Clerk



Chair/ Vice Chair