



OXFORD BOARD OF ZONING APPEALS

Meeting Minutes

Tuesday, September 23, 2025

<https://youtu.be/X5fEgQCrcpk>

Meeting procedure: The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other City boards and commissions, we only hear relevant, sworn testimony from the Applicant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Applicant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. This time limit may be extended if the Board requests or approves further testimony. Other persons with standing are encouraged to testify and ask questions about the nature of the appeal, but must be acknowledged by the Chair prior to speaking.

Roll Call

Philip Russo, Chair

Jonathin Creech, Secretary

Matt Wyatt

Steve Chaffin, Vice Chair

Baljinnyam Dashdorj

Mr. Moore and Mr. Dariano were sworn in by the Law Director, Mr. Conard.

Mr. Zachary Moore presented the staff report and responded to questions from the board members.

Mr. Dariano presented his report and addressed the questions the board members had.

Comments from the Public

There were no public comments.

Motion – To enter into private deliberation

(Voice Vote) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Grant the variance request for the directional sign size based on the facts and evidence presented in the staff report

(Roll Call) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: Mr. Dashdorj, Mr. Wyatt, Mr. Creech, Mr. Chaffin, Mr. Russo (5)

NAY: None (0)

ABS: None (0)

Motion – To Grant the variance request for the number of signs based on facts and evidence presented in the staff report

(Roll Call) 1st Mr. Dashdorj 2nd Mr. Wyatt

AYE: Mr. Dashdorj, Mr. Wyatt, Mr. Creech, Mr. Chaffin, Mr. Russo (5)

NAY: None (0)

ABS: None (0)

BZA-2025-03

Time: 1:03:40

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2. BZA-2025-03, 36 E. High Street, ADMINISTRATIVE APPEAL to Section 1137.10(c), replacement of changeable marquee signs with electronic message boards, Jack F. Grove, Appellant

Motion – To postpone the case to the November meeting at the applicant’s request

(Voice Vote) 1st Mr. Chaffin

2nd Mr. Creech

AYE: (5)

NAY: (0)

ABS: (0)

BZA-2025-04

Time: 1:04:14

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3. BZA-2025-04, 13 E High Street, VARIANCE to Section 1151.05(a)(2)(A)(1)(b) to allow a wall sign positioned more than 18 feet above the adjacent ground, Jackson Trester, Applicant/Agent

Mr. Trester was sworn in by the Law Director, Mr. Conard.

Mr. Zachary Moore presented the staff report and responded to questions from the board members.

Mr. Trester presented his report and addressed the questions the board members had.

Comments from the Public

There were no public comments.

Motion – To Grant the variance request based on facts and evidence presented in the staff report and the testimony of the applicant

(Roll Call) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: Mr. Dashdorj, Mr. Wyatt, Mr. Creech, Mr. Chaffin, Mr. Russo (5)

NAY: None (0)

ABS: None (0)

Motion to Adjourn Meeting at 7:49 p.m.

Time: 1:22:57

(Voice Vote) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: (5)

NAY: (0)

ABS: (0)