



MEETING MINUTES
BOARD OF ZONING APPEALS
WEDNESDAY, July 21, 2021
6:30 P.M.

I. Call to Order

Those members present: Roger Ames, Michael Schnipper, Calvin Conrad, and Kate Rousmaniere
Those members excused: Chris Allison
Staff members present: Sam Perry and Ben Mazer
Staff members excused: Zachary Moore

Mr. Conrad was sworn in prior to the meeting by Assistant Law Director, Ben Mazer.

II. Approval of April 21, 2021 Minutes of the Regular Meeting

Mr. Ames made motion to approve the April 21, 2021 minutes as written. Ms. Rousmaniere seconded the motion. All were in favor.

III. Old Business

Extension Request - BZA-2021-02, 407 N Campus, Variances to Section 1143.07(c) maximum lot coverage and Section 1149.03(i), required parking spaces, **First Class LLC**

Mr. Perry, Community Development Director, was sworn in by Mr. Schnipper. Mr. Perry described that the case was originally brought forth by Architect, Scott Webb, and the original request was granted in February 2021. Mr. Perry recalled the two request that were granted **(1)** parking variance and **(2)** lot coverage variance. For the parking space, the requirement was 8 parking spaces, and 4 were granted. For the lot coverage, the requirement was not to exceed 45% of the lot area, and 55.2 % was granted. Mr. Perry added that a 4-foot wide strip of land was purchased from the neighbor to the south, which was not done at the time of the request, but now it is part of the lot. Mr. Perry explained that the project has not commenced yet, therefore the applicant requested an additional six month extension which would expire in February 2022. (The original variance approval is valid till August 2021)

Mr. Perry mentioned the two requirements that the applicant needs to fulfill in order to maintain the validity of the variances: **(1)** to obtain the Building Permit and **(2)** to commence construction.

Questions/statements from the Board members

Mr. Ames agreed with Mr. Perry on making sure that nothing changed in the project, and the staff conditions were still included. Mr. Perry's answer was yes although no plans were resubmitted.

Mr. Conrad was concerned that there were only four parking places. Mr. Conrad wanted to know how many residents would occupy the building. Mr. Perry stated that the proposal was approved through the variances for a 3-family structure house for 12 unrelated residents.

Mr. Schnipper stated that the extension request was being considered this time and not a re-adjudication of the case or facts.

Ms. Rousmaniere inquired why someone would ask for an extension. Mr. Perry said there was nothing written in the code for this. Mr. Perry stated there were additional work needed to be done that required more time.

Mr. Conrad wanted to know the duration of the extension being granted.

Mrs. Dudley, the applicant, was sworn in by Mr. Schnipper. Mrs. Dudley explained that it has been taking a considerable amount of time to prepare the records, the deeds to get everything recorded since the time of the original proposal.

Mr. Schnipper wanted Mrs. Dudley to clarify what took some time. Mr. Schnipper also wanted to know whether the applicant started the process of acquiring the extra land soon after the variances were granted in February 2021. Mrs. Dudley replied with yes.

The Board members did not have any questions to Mrs. Dudley.

Mr. Ames made a motion to grant the extension. Ms. Rousmaniere seconded the motion. Roll call was taken.

AYE: Ms. Rousmaniere, Mr. Conrad, Mr. Ames, Mr. Schnipper (4)

NAY: None (0)

ABS: None (0)

IV. New Business

There were none.

V. Adjournment

Mr. Conrad made motion to adjourn the meeting. Mr. Ames seconded the motion. All were in favor. The meeting was adjourned at 6:43 p.m.