

BOARD OF ZONING APPEALS
Meeting Minutes
Wednesday, September 18, 2019

Call to Order

Those members present: Paul Brady, Roger Ames, Chris Allison, and Dan Haizman.

Those members excused: Michael Schnipper.

Staff members present: Zachary Moore, Ben Mazer.

Staff members excused: Sam Perry.

Approval of Minutes of the August 21, 2019 Regular Meeting

Mr. Ames made motion to approve the August 21, 2019 minutes as written. Mr. Allison seconded the motion. All were in favor.

Adjudication Hearings

BZA-2019-09, 131 Prevalent Drive, Variance to Section 1143.01(c)(2)B, variance to the 40 foot rear yard setback requirement, Scott Webb, Appellant

Mr. Ames made motion to enter into public hearing BZA-2019-09. Mr. Haizman seconded the motion. All were in favor.

Mr. Brady swore in Mr. Zach Moore. Mr. Moore explained this variance for a rear yard setback, located at 131 Prevalent Drive. Mr. Moore provided a PowerPoint and reviewed the zoning map, and the relevant zoning provisions. Mr. Moore provided a bird's eye view map, showing surrounding properties. Mr. Moore reviewed the proposal for an addition and deck/patio. Mr. Moore noted that it had not been determined yet whether it would be a deck or a patio, as they haven't submitted a building permit yet. Mr. Moore noted that the addition was for 350 square feet and the deck/patio 552 square feet. Mr. Moore reviewed the decision criteria.

Mr. Moore reviewed the distances from the rear property. Mr. Moore noted that the zoning code did not hold the same rule with a patio more than a deck

There were no questions from the BZA.

Mr. Scott Webb was sworn in. Mr. Webb stated these were the original owners of the house and that they opted for a three season room. Mr. Webb stated that the idea was terracing the deck down so that handrails wouldn't be needed. Mr. Webb reviewed the decision standards. Mr. Webb noted that there are smaller lots on Prevalent, but deeper lots on Olde Farm which is who they back up to.

Mr. Webb noted that the variance was not substantial and would not affect the neighborhood.

There were no questions from the BZA.

Mr. Tom Coons, 120 Olde Farm, whose home backs up to the property in question inquired if the plan for the finish on the exterior would be consistent with what they is currently on the home. Mr. Webb stated yes, and included a significant amount of glass, and the roof and siding would match.

Mr. Ames made motion to reconvene to regular meeting. Mr. Haizman seconded the motion. All were in favor.

Mr. Ames made motion 1143.01(c)(2)B, to approve BZA-2019-09, for an addition and deck/or patio as presented, based upon Decision Standard B, variance was not substantial, C, essential character of the neighborhood would not be affected by the variance and D, would not adversely affect government services, and G, the spirit and intent of the zoning requirement would be met. Mr. Haizman seconded the motion.

AYE: Mr. Haizman, Mr. Ames, Mr. Allison, Mr. Brady (4)

NAY: None (0)

ABS: None (0)

Old Business

There was none.

New Business

Staff noted that there may be a hearing for October.

Adjournment

Mr. Haizman made motion to adjourn the meeting. Mr. Ames seconded the motion. All were in favor. The meeting was adjourned at 6:44 p.m.