

BOARD OF ZONING APPEALS
Meeting Minutes
Wednesday, October 16, 2019
6:30 PM Start Time

Call to Order

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

Those members excused: None.

Staff members present: Zachary Moore, and Benjamin Mazer.

Staff members excused: Sam Perry.

Approval of Minutes of the September 18, 2019 Regular Meeting

Mr. Ames made motion to approve the minutes as written. Mr. Haizman seconded the motion. All were in favor.

Adjudication Hearings

BZA-2019-10, 212 Bishop Street, Variance to Sections 1141.03(3)(B), front yard setback and porch projection, David Kellems, Appellant 3

Mr. Ames made motion to open public hearing for BZA-2019-10. Mr. Schnipper seconded the motion. All were in favor.

Mr. Zachary Moore was sworn in by Mr. Brady. Mr. Moore provided a powerpoint regarding the variance to 1141.03(3)(B), front yard setback. Mr. Moore stated the request was for a single family dwelling. Mr. Moore provided a location map, zoning map, and reviewed relevant zoning provisions. Mr. Moore provided a block face analysis. Mr. Moore provided a bird's eye view looking to the west. Mr. Moore described the plan to remove an existing ramp. Mr. Moore reviewed what would be removed and Mr. Kellems' plan to provide a front porch and expansion of the building on the north side. Mr. Moore stated that would amount to an additional 344 sq. ft. and a porch 6'x8'. Mr. Moore reviewed reasoning for allowing for a reduced front setback. Mr. Moore noted that the structure was currently set back the farthest for the block. Mr. Moore reviewed the proposed front porch. The plan is to reduce the 16.5' setback to 15.4'. The overall lot coverage would decrease because of the ramp removal.

The BZA reviewed the case using the decision standards and found that the variance was not substantial and would not negatively affect the essential character of the neighborhood.

No questions came from the Board. Mr. Brady asked Mr. Dave Kellems to approach, and his response was there was no need, that Staff was sufficient in their reporting.

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

Mr. Allison stated he had visited the site and that the request would not change the character of the neighborhood. Mr. Haizman agreed.

Mr. Ames made motion to approve BZA-2019-10, Section 1141.03(3)(B), based on the variance was not

substantial, would not change the character of the neighborhood, nor interfere with government services. Mr. Schnipper seconded the motion. The motion was made for both the addition to the structure and the porch modification.

AYE: Mr. Haizman, Mr. Ames, Mr. Schnipper, Mr. Allison, Mr. Brady (5)

NAY: None (0)

ABS: None (0)

Old Business

There was none.

New Business

Mr. Moore reported that so far there were no cases for November. The deadline is October 21, 2019.

Adjournment

Mr. Ames made motion to adjourn the meeting. Mr. Haizman seconded the motion. The meeting was adjourned at 6:45 p.m.