

**BOARD OF ZONING APPEALS AGENDA  
MINUTES OF MEETING  
October 13, 2014**

**MEMBERS PRESENT:** Carl Zani, Eric Moulton, Dick Mickley, Barbara Taylor, Harry McMannis, Alex Kessler, Scott Zwiezinski

**OTHERS PRESENT:** City Planner, Greg DeLong, City Zoning Administrator, Derek Hutchinson

**CITIZENS PRESENT:** Dick Hogan, Julie Bautch, Nick Hogan, Lee Simpson, Jason Hollback, Spence Fisher

**MEETING CALLED TO ORDER:** The meeting was called to order at 7:05 p.m.

**APPROVAL OF MINUTES:** The minutes from September 8, 2014 were approved with modifications (page 2 on Trinity Lutheran School are located on East Sixth Street not West Sixth Street).

**AGENDA ITEMS:**

**An application has been submitted for a variance request to permit a free-standing identification sign and a total of 3-business signs vs. 1-identification sign and 2-business signs permitted in the B-1 zoning district on land located at 886 Delaware Avenue, Marysville, Ohio 43040. The applicant is Nicholas Hogan of Hogan Tire & Service.**

**Comments of Zoning Inspector and/or City Planner:** Mr. DeLong said that the applicant is redoing some of the signage on his building. The applicant is here tonight to get the signage approved under code and the proper specifications. Variance are not to be granted for convenience or profit. The findings have not been met under Section 1129.13.

**Comments of Requester:** Mr. Hogan said that they want to reface the BF Goodrich sign, but since they are doing that they have to bring the rest of the signs up to code. Mr. Mickley asked if you leave the sign on the awing do you still need the new sign? Mr. Hogan said yes. Mr. Moulton asked if Mr. Hogan was just re-facing the current sign, you are not replacing it. Mr. Hogan replied yes. Mr. Zwiezinski asked if Mr. Hogan has gotten with the City for the proper sign permits. Mr. Hutchinson answered all current signs have permits. Mr. DeLong said Mr. Hogan will have to pull the permit for the sign to prior to re-facing it. Mr. Hutchinson said Mr. Hogan has submitted the application for the signs.

**Comments of Citizens:** None

**Discussion by BZA Members:** Mr. Zwiezinski moved to approve the variance, seconded by Mr. Kessler. Question put, stood:

Mr. Moulton YES	Ms. Taylor YES	Mr. Zwiezinski YES
Mr. Kessler YES	Mr. Mickley YES	Mr. McMannis YES
Mr. Zani YES		

The variance was approved as submitted.

**An application has been submitted for a variance request to permit a 30-foot rear setback and an 8-foot side yard setback vs. a 40-foot rear setback and a 10-foot side setback required in the R-1 zoning district on land located at 1446 Pepperbush Court, Marysville, Ohio 43040. The applicant is Julie & Brian Bautch.**

**Comments of Zoning Inspector and/or City Planner:** Mr. DeLong said as you stated the applicant is looking at encroaching into the side and rear setbacks. The side yard minimum set back in the R1 zoning district is more suburban residential, which means more open space, lower density development. The requirement for a side yard setback is a minimum of 10 feet. The applicants are requesting to encroach two feet, which would make it an 8 foot side yard setback. In the rear set back is a minimum of 40 feet. The applicants are requesting a 30 foot rear setback. Variance are not to be granted for convenience or profit. The findings have not been met under Section 1129.12. If the board does grant the variance request tonight, there are a couple conditions that we are asking you to consider.

**Comments of Requester:** Mrs. Julie Bautch said they love the home they are in but their family has outgrown the home that they are in. They are looking to add an extra bedroom. It says that we are going to go into the side encroachment, but we are going straight off the back of the house by the garage. The house is not set straight on the lot, so only the corner of the addition will be on the side of the house.

**Comments of Citizens:** None

**Discussion by BZA Members:** Mr. Moulton moved to approve the variance, seconded by Mr. McMannis. Question put, stood:

Ms. Taylor YES  
Mr. Mickley YES  
Mr. Moulton YES

Mr. Zwiezinski YES  
Mr. McMannis YES

Mr. Kessler YES  
Mr. Zani YES

Conditions:

The material used on the addition be compatible with what is there and similar color and material.

The variance was approved with conditions.

*Mr. Zani excused himself from the meeting due to a conflict of interest on the remaining agenda items.*

**An application has been submitted for a variance request to permit 6-business signs vs. 2-business signs permitted in the HMD zoning district on land located at 500 London Avenue, Marysville, Ohio 43040. The applicant is Jason Hollback of Memorial Hospital.**

**Comments of Zoning Inspector and/or City Planner:** Mr. DeLong said that these next two variance are very similar. In both instances, the hospital is rebranding and bringing all their signs into compliance with the new standards. In reviewing the signs that they currently had, the City was issuing permits but there were variances needed at that time. Any hardship that has been opposed on the applicant has been imposed by the City. They should have went through the BZA process at that time, some of these are dating back 10 plus years. Mr. Zwiezinski said this is just a cleanup. Mr. DeLong said that there is a hardship clause under Section 1129.13. Mr. DeLong said this will be for both variances.

**Comments of Requester:** Jason Hollback spoke on behalf of the hospital, he is the designer/developer at the Hospital. We are going through a rebranding process at the hospital and anyone associated with the hospital. We are actually reducing the amount of signs that we have, minimizing the amount of no

parking and no smoking signs. The new logo for the hospital will be announced October 20, 2014. Ms. Taylor said the only thing she sees it that the gray background with the white letters, is hard to see. Mr. Hollback said the print out colors are not exact, the gray back ground is darker.

**Comments of Citizens:** None.

**Discussion by BZA Members:** Mr. Mickley moved to approve the variance, seconded by Mr. Kessler. Question put, stood:

Mr. Zwiezinski YES	Mr. Kessler YES	Mr. Mickley YES
Mr. McMannis YES	Mr. Moulton YES	Ms. Taylor YES

The variance was approved as submitted.

**An application has been submitted for a variance request to permit 5-business signs vs. 2-business signs permitted in the BR zoning district on land located at 17853 SR. RT. 31, Marysville, Ohio 43040. The applicant is Jason Hollback of Memorial Hospital.**

**Comments of Zoning Inspector and/or City Planner:** Mr. DeLong said that these next two variance are very similar. In both instances, the hospital is rebranding and bringing all their signs into compliance with the new standards. In reviewing the signs that they currently had, the City was issuing permits but there were variances needed at that time. Any hardship that has been opposed on the applicant has been imposed by the City. They should have went through the BZA process at that time, some of these are dating back 10 plus years. Mr. Zwiezinski said this is just a cleanup. Mr. DeLong said that there is a hardship clause under Section 1129.13. Mr. DeLong said this will be for both variances.

**Comments of Requester:** Jason Hollback spoke on behalf of the hospital, he is the designer/developer at the Hospital. We are going through a rebranding process at the hospital and anyone associated with the hospital. We are actually reducing the amount of signs that we have, minimizing the amount of no parking and no smoking signs. The new logo for the hospital will be announced October 20, 2014. Ms. Taylor said the only thing she sees it that the gray background with the white letters, is hard to see. Mr. Hollback said the print out colors are not exact, the gray back ground is darker.

**Comments of Citizens:** None.

**Discussion by BZA Members:** Mr. Mickley moved to approve the variance, seconded by Mr. Kessler. Question put, stood:

Mr. Kessler YES	Mr. Mickley YES	Mr. McMannis YES
Mr. Moulton YES	Ms. Taylor YES	Mr. Zwiezinski YES

The variance was approved as submitted.

**ADJOURNMENT:** The meeting was adjourned at 7:30p.m.