

**BOARD OF ZONING APPEALS AGENDA
MINUTES OF MEETING
November 10, 2014**

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

OTHERS PRESENT: City Zoning Inspector, Derek Hutchinson

CITIZENS PRESENT: Drew Gatliff, George Crosthwaite and Amanda Crosthwaite

MEETING CALLED TO ORDER: The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes from October 13, 2014 were approved with modifications.

AGENDA ITEMS:

An application has been submitted for a variance request to permit a gravel driveway vs. all driveways shall be a hard surface (asphalt, concrete or combination) in the R-1 zoning district on land located at 17974 Timber Trails Drive, Marysville, Ohio 43040. The applicant is George and Amanda Crosthwaite.

Mr. Mickley excused himself.

Comments of Zoning Inspector and/or City Planner: Mr. Hutchinson said variance does not meet the findings under Section 1129.13.

Comments of Requester: Mr. Crosthwaite said they submitted the application. Some of the criteria was the detriment for our neighbors. He said there was an existing driveway there, the weeds have grown over. He feels that it would not be a detriment to the neighbors as a gravel driveway already existed. Another finding was special considerations for the property. By code it does require a hard surface driveway, but there are also homes that do not have the hard surface driveway. It would be a hardship for the applicants to put in the hard surface driveway. Mr. Zani asked what was on the original site plan? Mr. Crosthwaite said that is what was on the original plan submitted to the City. In July the City came back and asked for the hard surface. Mr. Zani asked if they have broken ground? Mr. Crosthwaite said yes, the house is pretty much done on the outside, it is just the inside that needs finished. The contractor said the construction on the site would be complete the first of December. Did the Contractor know of the requirement for the hard surface driveway, since he has built in the area before? Mr. Croswaithe said except for this property and another property outside of the City limits it is the first time he has built in Marysville. Ms. Taylor said on fairway drive there are a couple house that have gravel drives.

Comments of Citizens: None.

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

Mr. Zani NO	Mr. Moulton YES	Ms. Taylor NO
Mr. Zwiezinski NO	Mr. Kessler No	Mr. McMannis NO

The application for variance was denied. (five-no, one- yes, one-abstained)

To hear a variance request to permit two identification signs (63.55 sq. ft. wall sign and 54-sq. ft. free-standing sign including a 14.22-sq. ft. non-exterior direct access sign) vs. one identification sign permitted and a 6-sq. ft. non-direct access wall mounted sign permitted for property located at 15000 Industrial Parkway in the M-2 (Heavy Manufacturing) zoning district.

Comments of Zoning Inspector and/or City Planner: Mr. Hutchinson said the variance are not findings have not been met under Section 1129.12.

Comments of Requester: Mr. Drew Gatliff spoke. They are requesting the secondary sign be a monument sign so that clients and deliveries can see the building before they pass it. Ms. Taylor asked where the monument sign would be? Mr. Gatliff said the signage will beside the driveway. Ms. Taylor asked how are you going to put the signage on the building? Mr. Gatliff passed out rendering showing how the sign would be mounted as well as what it would look like at night.

Comments of Citizens: None

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

Mr. Moulton YES
Mr. Kessler YES
Mr. Zani YES

Ms. Taylor YES
Mr. Mickley YES

Mr. Zwiwinski YES
Mr. McMannis YES

The variance was approved as submitted.

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