

**BOARD OF ZONING APPEALS AGENDA  
MINUTES OF MEETING  
February 8, 2016**

**MEMBERS PRESENT:** Carl Zani, Eric Moulton, Dick Mickley, Barbara Taylor, Alex Kessler, Scott Zwiezinski, Jason Moore.

**OTHERS PRESENT:** City Zoning Inspector Ron Todd and Clerk of Council Kristina Jones.

**CITIZENS PRESENT:** Lee Simpson, John Bosalt, Dave McIntosh

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

**APPROVAL OF MINUTES:** The minutes from December 14, 2015 were approved as submitted.

**AGENDA ITEMS:**

**To hear a variance request to permit a rear yard setback of 25 (twenty-five) feet for a house v. a minimum rear yard setback of 40 (forty) feet required in an R-1 Zoning District, for property located at 1452 Pepperbush Court. Filed by Lees Simpson, Lee Simpson Builder.**

**Comments of Zoning Inspector and/or City Planner:** Mr. Todd explained that this is a standard variance for a cul- de- sac lot. Staff is in support of the variance that is being proposed.

**Comments of Requester:** Mr. Simpson said it is very irregular lot. He said the setback line starts clear at the back of the circle. The home that they are putting on the lot is a ranch with about 1900 square feet with a two car garage.

Ms. Taylor said she looked at the property today and the houses look pretty far apart, but on the drawing here they look very close together. Mr. Simpson said they are ten feet, which is what the criteria requires.

Mr. Moulton asked if the adjoining neighbors have been notified. Mr. Simpson answered yes, and late last year, his next door neighbors were here for the same variance and it was passed.

**Comments of Citizens:**

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

Mr. Zwiezinski YES;            Mr. Kessler YES;            Mr. Moore YES;            Mr. Mickley YES;  
Mr. Zani YES;                Mr. Moulton YES;            Ms. Taylor YES

The variance was approved 7-0.

**To hear a variance request to permit an additional entrance monument sign for property located at 15090 Scottslawn Road. Per the M-2 signage regulations, on freestanding identification sign per commercial property is allowed. Filed by David McIntosh, Heritage Cooperative.**

**Comments of Zoning Inspector and/or City Planner:** Mr. Todd said it is the new facility on Scottslawn Road and because of the two entrances onto the property, Staff has reviewed this and is in support of the variance.

**Comments of Requester:** Mr. McIntosh explained that they will have one sign at each entrance into the facility, which will label each drive. He said they are similar to all the other Heritage signs that they have, and there will be a flower box around it. Mr. Mickely asked if it will be lite. Mr. McIntosh answered yes, it will be lite but with just a solar light shining on the sign. He said they really do not have any business during the night, most of their business is during the day.

**Comments of Citizens:**

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

Mr. Kessler YES;    Mr. Moore YES;    Mr. Mickley YES;    Mr. Zani YES;  
Mr. Moulton YES;    Ms. Taylor YES;    Mr. Zwiezinski YES

The variance was approved 7-0.

**Reorganization:**

**Chair:** Mr. Mickley nominated Ms. Taylor for Chair of the Board of Zoning Appeals, Mr. Moulton seconded. The vote was unanimous and Ms. Taylor is the chair for the committee.

**Vice-Chair:** Mr. Moulton nominated Mr. Zwiezinski for Vice-chair of the Board of Zoning Appeals. Mr. Zani seconded. The vote was unanimous and Mr. Zwiezinski is the vice-chair of the committee.

**Rules of Procedure:** The following changes were made to the Rules of Procedure:

1. Meeting dates starting July 1, 2016 will be on the third Monday of the month, with the exception of holidays, then the Board will vote when the meeting will be scheduled.
2. The Board agreed to limit citizen speaking on during the Board meeting to five minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

**Permits Review:** Mr. Todd explained that he is going to request everyone to submit the same size map, on letter sized paper for the board to review. He will have the larger print original but for the packets the letter sized will be used.

**Staff Reports:** No changes.

**ADJOURNMENT:** The meeting was adjourned at 7:29 p.m.