

**BOARD OF ZONING APPEALS AGENDA  
MINUTES OF MEETING  
May 9, 2016**

**MEMBERS PRESENT:** Carl Zani, Alex Kessler, Eric Moulton, Richard Mickley, Scott Zwierzinski. Barbara Taylor and Jason Moore- excused.

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

**CITIZENS PRESENT:** Scott McCartney, Jim Loney, Darrin Gray

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

**APPROVAL OF MINUTES:** The minutes from March 14, 2016 were approved as submitted.

**AGENDA ITEMS:**

**To hear a variance request to permit a new rear yard setback of 25 (twenty five) feet for a house vs. a minimum rear yard setback of 35 (thirty five) feet required in an R-2 Zoning District, for property located at 777 Arabian Circle. Filed by Jake McGowan, Brothers Contracting of Ohio.**

**Comments of Zoning Inspector and/or City Planner:** Mr. Todd explained that staff is in support of the variance that is being proposed.

**Comments of Requester:** Scott McCartney the owner of 777 Arabian Circle said they are wanting to put a deck on the back porch like the neighbors. They have hired Lowe's to put on the deck and the plans have been approved by the HOA.

**Comments of Citizens:**

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

Mr. Zwierzinski YES;            Mr. Kessler YES;        Mr. Mickley YES;  
Mr. Zani YES;                    Mr. Moulton YES;

The variance was approved 5-0.

**To hear a variance request to permit a residential fence to extend past the front corner of the main structure located on a corner lot vs. fences not permitted to extend closer to the street frontage than the main structure, for property located at 356 Springwood Lane. Filed by Jim Loney, Allrestore Contracting.**

**Comments of Zoning Inspector and/or City Planner:** Mr. Todd said the staff has reviewed the application for a variance as proposed.

**Comments of Requester:** Mr. Loney explained that the homeowners have contracted them to put up a cedar privacy fence. He would connect it to the fence along the back of the lot.

**Comments of Citizens:**

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

Mr. Kessler YES; Mr. Mickley YES; Mr. Zani YES;  
Mr. Moulton YES; Mr. Zwiezinski YES

The variance was approved 5-0.

**To hear a variance request to exceed a square feet allotment for a free identification sign vs. the standard TOC signage regulation permitted, for property located at 1501 W. 5<sup>th</sup> Street. Filed by Jami Gray, Sign Vision Company.**

**Comments of Zoning Inspector and/or City Planner:** Mr. Todd said staff has reviewed this request as proposed.

**Comments of Requester:** Mr. Darrin Gray spoke to the Board. He explained that the sign will be the only one for the new Kroger Marketplace, which will include the fuel station. He said they are working with the owners now to add Bethel Woods on the sign. Mr. Zani asked about the lighting. Mr. Gray stated it would be LED inside lite and florescent lights on the ground. Mr. Zani asked if the sign would look the same on the front and the back. Mr. Gray answered yes.

**Comments of Citizens:**

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

Mr. Mickley YES; Mr. Zani YES; Mr. Moulton YES;  
Mr. Zwiezinski YES; Mr. Kessler YES;

The variance was approved 5-0.

**Comments of Zoning Administrator and/or City Planner:**

**ADJOURNMENT:** The meeting was adjourned at 7:17 p.m.