

**BOARD OF ZONING APPEALS AGENDA
MINUTES OF MEETING
June 13, 2016**

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

OTHERS PRESENT: City Zoning Inspector Ron Todd.

CITIZENS PRESENT: Shawn Lynch, Drew and Rita Youngberg, Roxanne Mullis, Harold Green, Lloyd Brown, Robert and Denise Kanel, Darrin Gray

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

APPROVAL OF MINUTES: The minutes from May 9th, 2016 were approved as submitted.

AGENDA ITEMS:

- 1. To hear a variance request to permit a residential fence to extend past the rear 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 632 Mill Wood Blvd. Filed by Shawn Lynch, Resident.**

Comments of Zoning Inspector and/or City Planner: Mr. Todd explained that the staff has reviewed the variance request as proposed.

Comments of Requester: Shawn Lynch the owner of 632 Mill Wood Blvd. said they are wanting to install a fence on their corner lot for protection of their children and pets.

Comments of Citizens:

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

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

The variance was approved 7-0.

- 2. To hear a variance request to permit a residential fence to extend past the rear 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 936 Collins Ave. Filed by Michael & Christy Garey, Resident.**

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

Comments of Requester: No representative was present. Board moved to table variance request.

Comments of Citizens:

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

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

The variance was tabled.

- 3. To hear a conditional use request to permit a Multi-Family use to be located in vacant lots (Walnut St.) located at parcels 2900021820000, 2900021830000 and 2900021840000 in the HMD (Hospital Medical District) zoning district. Filed by Drew & Rita Youngberg, Contractor.**

Comments of Zoning Inspector and/or City Planner: Mr. Todd said staff has reviewed the conditional use as proposed. City request that applicant use R-3 setback requirements.

Comments of Requester: Mr. Youngberg stated that he wanted to build if possible 2 duplex units depending on setback requirements. Board states that 2 duplex building would probably not fit on lots. Mr. Youngberg said that he would construct 1 duplex unit.

Comments of Citizens: Mrs. Kanel ask if property would be maintain and any additional building would be constructed.

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

Mr. Mickley YES; Mr. Zani NO; Mr. Moulton YES; Mr. Moore YES
Mr. Zwiezinski NO; Mr. Kessler YES; Ms. Taylor YES

The conditional use was approved 5-2.

- 4. To hear a conditional use request to permit Business Services, Not Elsewhere Classified use (SICS code 7389 – Business Broker) to be located at 358 N. Main St. in the B-1 (Service Business District) zoning district. Filed by Roxanne Mullis, Dealer Representative**

Comments of Zoning Inspector and/or City Planner: Mr. Todd said staff has reviewed the conditional use as proposed.

Comments of Requester: Roxanne Mullis presented to be distributor dealer for Old Hickory Buildings LLC. These would be wood storage buildings. City request lined parking and one ADA spot be available. Applicant stated that they would comply with the parking requirements.

Comments of Citizens:

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

Mr. Mickley YES; Mr. Zani YES; Mr. Moulton YES; Mr. Moore YES
Mr. Zwieszinski YES; Mr. Kessler YES; Ms. Taylor NO

The conditional use was approved 6-1.

5. **To hear a variance request to permit a second identification sign (main building) vs the standard one identification sign permitted per TOC zoning signage regulation, for property located at 1501 W. 5th Street. Filed by Jami Gray, Sign Vision Company.**
6. **To hear a variance request to permit five (5) additional business signs (main building) vs the standard two (2) business sign allotment permitted per TOC zoning signage regulation, for property located at 1501 W. 5th Street. Filed by Jami Gray, Sign Vision Company.**
7. **To hear a variance request to permit a second identification sign (fuel center) vs the standard one identification sign permitted per TOC zoning signage regulation, for property located at 1501 W. 5th Street. Filed by Jami Gray, Sign Vision Company.**
8. **To hear a variance request to permit four (4) additional business signs (fuel center) vs the standard two (2) business sign allotment permitted per TOC zoning signage regulation, for property located at 1501 W. 5th Street. Filed by Jami Gray, Sign Vision Company.**

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

Comments of Requester: Mr. Gray presented the additional signage required for the main building and fuel center. Mr. Gray stated that this requested signage is comparable to other commercial retail structures for this size.

Comments of Citizens:

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

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

The conditional use was approved 7-0.

Comments of Zoning Administrator and/or City Planner:

ADJOURNMENT: The meeting was adjourned at 7:49 p.m.