

**BOARD OF ZONING APPEALS AGENDA
MINUTES OF MEETING
September 19, 2016**

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

OTHERS PRESENT: City Zoning Inspector Ron Todd

CITIZENS PRESENT: Stephen Butler, Dustin Dematteo, Garrett Andrews, Joseph Chapman, David Perry

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

APPROVAL OF MINUTES: The minutes from July 18, 2016 were approved as submitted.

AGENDA ITEMS:

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 in 1139.21 of the codified ordinance, for property located at 253 W. 9th St. Filed by Dustin DeMatteo, Resident

Comments of Zoning Inspector and/or City Planner: Mr. Todd explained that this is a common variance for fencing. Staff is in support of the variance that is being proposed.

Comments of Requester: Mr. DeMatteo spoke to the board.

Ms. Taylor asked what materials would be used for the fence. He answered it would be made out of wood.

Mr. Mickley asked if the color of the fence would match the house. Mr. DeMatteo answered stain color compatible to the house.

Mr. Zani asked if they were going to do any type of landscaping or keep with the fencing. Mr. DeMatteo said he is not sure if they will do landscaping all the way around it. Mr. Zani asked if it will be as wide as the house. Mr. DeMatteo answered just the side of the house.

Comments of Citizens:

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

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

The variance was approved 6-0.

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 in 1139.21 of the codified ordinance , for property located at 769 Wedgewood Ct. Filed by David Perry, Resident.

Comments of Zoning Inspector and/or City Planner: Mr. Todd said this is another fence variance. Staff has reviewed this and is in support of the variance.

Comments of Requester: Mr. David Perry said they are requesting the fencing to extend past the back part of the house because they have two young dogs.

Ms. Taylor asked if they had a homeowners association, because she did not see any other privacy fences. Mr. Perry stated they bought the house a month ago and were given the option to join the homeowners association.

Mr. Todd stated that he has met the City's codes. If there are any problems with the Homeowners Association it would be between them.

Comments of Citizens:

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

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

The variance was approved 6-0.

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 in 1139.21 of the codified ordinance , for property located at 516 Parkway Dr. Filed by Lenard Andrews, Owner

Comments of Zoning Inspector and/or City Planner: Mr. Todd said this is for another fence variance, Staff has reviewed this and is in support of the variance.

Comments of Requester: Mr. Andrews spoke to the Board. He said this is a rental property and the tenants have dogs. The property backs up to the railroad tracks. He would like to put in a four foot chain link fence.

Comments of Citizens:

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

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

The variance was approved 6-0.

To hear a variance request to permit a second free-standing identification sign vs the standard one free-standing identification permitted in 1143.18 SD-1 (Special District) of the codified ordinance, for property located at 1255 Columbus Ave. Filed by Joe Chapman, Owner.

Comments of Zoning Inspector and/or City Planner: Mr. Todd said staff has reviewed this and is in support of the variance.

Comments of Requester: Mr. Chapman spoke to the Board. He stated the sign was there before he was born. They are asking to keep the sign there after they finished the remodel.

Comments of Citizens:

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

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

The variance was approved 6-0.

To hear a variance request to permit five additional business signs vs the standard two business signs permitted in 1143.18 SD-1 (Special District) of the codified ordinance, for property located at 1255 Columbus Ave. Filed by Joe Chapman, Owner.

Comments of Zoning Inspector and/or City Planner: Mr. Todd said staff has reviewed this and is in support of the variance.

Comments of Requester: Mr. Chapman spoke on this item on the agenda as well. He explained that the garage doors will have a sign on it to state what is going on behind that door. This would be on the Clymer Road side.

Comments of Citizens:

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

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

The variance was approved 6-0.

To hear a variance request to permit a second free-standing identification sign vs the standard one free-standing identification permitted in 1143.18 B-1 (Business District) of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.

Comments of Zoning Inspector and/or City Planner: Mr. Todd explained that the second sign will be on Mill Road so the entrances are marked. Staff has reviewed and in support of the variance.

Comments of Requester: Mr. Butler stated that he wants to be able to identify that you can enter the facility from either Cobblestone or Mill Road.

Comments of Citizens:

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

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

The variance was approved 6-0.

To hear a variance request to permit a fence construction in the front of the main building vs fences located in the side and rear of properties permitted in 1139.21 of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.

Comments of Zoning Inspector and/or City Planner: Mr. Todd explained that the building will be turned and main entrance will be off of Cobblestone Way. The fence is for the safety of the children. Staff has reviewed and in support of the variance.

Comments of Requester: Mr. Butler stated that it is aluminum fence, in the side yards they normally have a playground for the children, and this will fence in the area to keep them safe. This fence will be of high quality materials.

Comments of Citizens:

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

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

The variance was approved 6-0.

To hear a variance request to permit a reduction of parking spaces from sixty six (66) spaces to forty three (43) spaces vs the parking space/stacking requirements in 1141.12 of the codified ordinance, for property located at 1600 Cobblestone Way. Filed by Stephen Butler, Civil Engineer.

Comments of Zoning Inspector and/or City Planner: Mr. Todd explained the variance and stated that the Staff was in support of the variance.

Comments of Requester: Mr. Butler explained that during the public school calendar there will not be very many students there, only PreK students.

Comments of Citizens:

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

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

The variance was approved 6-0.

Comments of Zoning Administrator and/or City Planner:

ADJOURNMENT: The meeting was adjourned at 7:52 p.m.