

BOARD OF ZONING APPEALS

December 13, 2021

The meeting was called to order at 5:32 p.m. by Chairperson Niki Decker. Board members present were Niki Decker, Nathan Duricek, Brian Elmer, and Megan Wolfinger (4). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Duricek moved to approve the minutes of the November 8, 2021 meeting as written. Seconded by Mr. Elmer. Ayes: (4). Nays: (0).

Ms. Decker administered an oath to those that would be speaking at the meeting.

APPLICATION 54-21 (Tabled) – Next Wave CNC is requesting a zoning variance for a freestanding sign. The property is located at 600 W. Boundary Street and is zoned I-2 (General Industrial).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*

I-2 Zoning:

Maximum Height: 10'

Maximum Size: 72 SF

Setback: 25' from property line

1. The applicant is requesting a variance that would permit the placement of a permanent freestanding sign with a reduced setback from the front property line. The freestanding sign is proposed to have a setback of one (1) foot from the front property line.

Recommendation:

1. No recommendation provided.

Mr. Grodi reviewed Application 54-21 (Tabled). Ms. Decker moved to un-table Application 54-21. Seconded by Mr. Elmer. Ayes: (4). Nays: (0). Evan Thomas, Next Wave CNC, was present via the AT Teleconference System, and noted that they changed out the existing sign structure to allow for their new business sign. Mr. Grodi clarified that the previous sign was a sign for lease and that the signage had been abandoned for some time before that. Mr. Thomas confirmed that business signage down the street is also in the same location as the sign in question. There were no further questions or concerns from the Board, nor the public.

Mr. Elmer moved to approve Application 54-21 as submitted, and finding B, C, D, and E of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Duricek. Ayes: (4). Nays: (0).

APPLICATION 56-21 – Marty Thorp is requesting a zoning variance to keep a recently installed driveway. The property is located at 343 Twinbrook Drive and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* The total area of a driveway shall not exceed thirty-five (35) percent of the area of the front yard located on private property.

1. The applicant is requesting a zoning variance that would allow for his driveway to occupy 38.1 percent of the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The lot is located on a cul-de-sac, which the front yards tend to be smaller than a typical lot. Additionally, on street parking is not permitted in the cul-de-sac.

Mr. Grodi reviewed Application 56-21. The applicant was unable to attend due to a scheduling conflict. Mr. Grodi noted that the addition to the driveway is at an angle and that it is after the sidewalk towards the house. He said that the driveway has already been installed, and that the neighbor at 333 Twinbrook Drive also signed a waiver for the driveway to be installed closer than five (5) feet to the property line. Mr. Grodi added that the neighbor at 336 Twinbrook also called stating that they are in favor of the variance request. There were no further questions or concerns from the Board, nor the public.

Mr. Elmer moved to approve Application 56-21 as submitted, and finding B, C, D, and G of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: (4). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 5:39 p.m.

Respectfully submitted,

Heather Alfaro