

BOARD OF ZONING APPEALS

November 9, 2020

The meeting was called to order at 5:30 p.m. by Chairman Rob Vela. Board members present were Nathan Duricek, Brian Elmer, Rob Vela, and Becky Williams (4). Niki Decker was absent (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the October 12, 2020 meeting as written. Seconded by Ms. Williams. Ayes: (4). Nays: (0).

Mr. Vela administered an oath to those that would be speaking at the meeting.

APPLICATION 43-20 (Tabled) – Timothy Quilter is requesting a zoning exception to allow for an addition to be installed within the front yard setback. The property is located at 444 E. Fifth Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

1. The applicant is requesting a zoning exception to build an addition onto the existing house. The addition will be eighteen (18) feet off of the front property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The front of the existing house does not currently meet the required front yard setback. The addition will line up with the front of the house and not extend anymore into the front yard setback then the current structure. The addition will meet all other setback requirements.

Mr. Grodi reviewed Application 43-20. Mr. Vela moved to un-table Application 43-20. Seconded by Mr. Duricek. Ayes: Duricek, Elmer, and Vela (3). Nays: (0). Abstain: Williams (1). Tim Quilter was present, and said that he has a new drawing showing a continuous line along the northeastern corner of the property. He said that the setback request is for a new garage. Mr. Vela confirmed that Mr. Quilter will drop off the updated drawings to the Planning and Zoning Division later this week. Mr. Vela asked if any comments had been received from neighboring properties, and Mr. Grodi added that Mary Van Dyke at 439 E. Fifth Street called in to state that she is in favor of the request. Steve Dane, 501 Hickory Street, was present and stated that he's a neighbor right across the street on Hickory, and added that he's in favor of the request, too. There were no further questions or concerns from the Board, nor the public.

Mr. Elmer moved to approve Application 43-20, provided that Mr. Quilter submit his updated drawings to the Planning and Zoning Division. Seconded by Mr. Vela. Ayes: Duricek, Elmer, and Vela (3). Nays: (0). Abstain: Williams (1).

APPLICATION 48-20 – Karen Kindervater is requesting a zoning variance that would allow for the construction of an addition within the side yard setback. The property is located at 324 Sycamore Lane and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

1. The applicant is requesting a zoning variance to build an addition onto the existing house. The addition will be one (1) foot off of the side property line. The side yard total would be eight (8) feet.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria to grant a variance. The variance is substantial as the proposed addition will only sit one (1) foot off of the property line. Maintenance and the construction of the addition will be difficult to keep within the property boundaries. The character of the neighborhood may change as there is no other property in close proximity that sits this close to the property line.

Mr. Grodi reviewed Application 48-20, and added that he based his recommendation off of the property lines shown on the Wood County Auditor's site. Karen Kindervater was present, and stated that the concrete slab is in line with the house. Ms. Williams asked Ms. Kindervater if she had a survey of the property, and Ms. Kindervater showed the Board a picture of the side yard from the front of the house. Louise Lane, 332 Sycamore Lane, called in to state that she was in favor of the variance. Mr. Vela confirmed that Ms. Kindervater is using the existing concrete slab, and Ms. Kindervater added that the structure will be a small sitting room on top of the slab. Ms. Kindervater said that she is replacing a sunroom that was removed three years ago due to deterioration, and Ms. Williams confirmed that the sitting room will be completely enclosed. Ms. Williams noted that the addition will not be seen from the street view. There were no further questions or concerns from the Board, nor the public.

Ms. Williams moved to approve Application 48-20, and finding C, D, E, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Elmer. Ayes: (4). Nays: (0).

There being no further business, the meeting adjourned at 5:46 p.m.

Respectfully submitted,

Heather Alfaro