

**SPECIAL
BOARD OF ZONING APPEALS**

SEPTEMBER 16, 2019

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

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the July 8, 2019 meeting as written. Seconded by Mr. Elmer. Ayes: N. Decker, Elmer, and Vela (3). Nays: (0). Abstain: Duricek (1)

Mr. Vela moved to approve the minutes of the August 12, 2019 meeting as written. Seconded by Mr. Elmer. Ayes: Duricek, Elmer, and Vela (3). Nays: (0). Abstain: N. Decker (1)

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

APPLICATION 27-19 – Jeff and Lori Hubbard are requesting a zoning variance to install a garage in the side yard. The property is located at 26950 Fort Meigs Road and is zoned R-1 (Single Family Residential).

NOTE: *1250.61(a) Accessory Buildings and Uses:* No accessory building or uses shall be located in any front or side yard setback except under unusual circumstances where such activity will not conflict with the intent and purposes of this Zoning Code or where enforcement would result in extreme hardship. Either exception shall require approval of the Board of Zoning Appeals.

1. The applicant is requesting a variance to install a garage that will be located in the side yard. It will replace a garage that was previously located in the side yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting criteria C, D, E, and F of Chapter 1275.02(c)(3). Due to the mature trees surrounding the house, placing the garage in the rear yard, where it can still be reached by a driveway, would mean having to remove trees and an existing patio. The proposed garage will be located at the required ten (10) foot setback from the house whereas the existing garage sits at five (5) feet from the house.

Mr. Grodi reviewed Application 27-19. Jeff and Lori Hubbard were present, and Ms. Hubbard stated that she had received signatures from the neighbors that they were in favor of this request. Ms. Hubbard added that if the new garage were to be constructed without the variance that it would impact current vegetation, the existing patio, and the cost of the project would dramatically increase. There was a brief discussion about the existing concrete driveway, and Mr. Hubbard clarified that the majority of the driveway is

stone, but that there will be a concrete slab added to match the existing. Mr. Vela confirmed that no comments or concerns had been received from the neighbors. There was a brief discussion about the size of the new garage, and Ms. Hubbard stated that it will be thirty (30) feet by forty (40) feet, which is larger than the previous one car garage. Ms. Hubbard added that the new garage will match the home, and Ms. Decker confirmed that the placement of the new garage is the basis of this variance request.

Mr. Elmer moved to approve Application 27-19, and finding C, D, E, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Vela. Ayes: (3). Nays: (0).

There being no further business, the meeting adjourned at 5:36 p.m.

Respectfully submitted,

Heather Alfaro