

SPECIAL BOARD OF ZONING APPEALS
August 19, 2021

The meeting was called to order at 5:30 p.m. by Chairperson Niki Decker. Board members present were Niki Decker, Nathan Duricek, Brian Elmer, Craig Reiter, and Megan Wolfinger (5). Also present was Cody Grodi, Zoning Inspector.

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

APPLICATION 37-21 – Troy Widmer is requesting a zoning variance to install a garage. The property is located at 1072 Cherry Street and is zoned R-3 (Single Family Residential).

NOTE: *1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.*

1. The applicant is requesting a variance that would allow for 6.52% of the lot size in accessory structures. The property owner would demolish the existing garage and construct a new garage that is one thousand fifty-two (1,152) square feet. The lot size is seventeen thousand six hundred eighty-one (17,681) square feet, which would allow, by Code, eight hundred eighty-four (884) square feet of accessory structures.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The proposed size of the garage is not much more substantial than what would be permitted by Code. The new garage would allow for the owner to park all vehicles in the garage.

Mr. Grodi reviewed Application 37-21. Troy Widmer was present, and added that they would like to demolish their existing garage that is in disrepair. Mr. Reiter confirmed that the proposed new garage is not attached to the house. Mr. Widmer added that he does have neighboring survey stakes to guide him in placement of the new garage. Ms. Decker asked if any comments had been received from nearby neighbors, and Mr. Grodi said that Esther Hertzfeld, 1075 Cherry Street, had called to say that she was in favor of the new garage and welcomes the change. Mr. Grodi mentioned that the lean-to of the new garage is included in the new square footage. There were no further questions or concerns from the Board, nor the public.

Mr. Elmer moved to approve Application 37-21, finding B, C, D, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Duricek. Ayes: (5). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 5:35 p.m.

Respectfully submitted,

Heather Alfaro