

BOARD OF ZONING APPEALS

AUGUST 12, 2019

The meeting was called to order at 5:30 p.m. by Rob Vela. Board members present were Nathan Duricek, Brian Elmer, and Rob Vela (3). Jason Decker and Niki Decker were absent (2). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the June 10, 2019 meeting as written. Seconded by Mr. Elmer. Ayes: Duricek, Elmer, and Vela (3). Nays: (0).

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

APPLICATION 22-19 – Ravi and Susan Narra are requesting a zoning exception to reduce the rear yard setback in order to construct an addition. The property is located at 3651 Turtle Creek Drive and is zoned R-1 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

R-1 Zoning:

Front Yard = 45'

Rear Yard = 50'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicants are requesting an exception to reduce the required rear yard setback. The request would allow for the corner portion of the addition to be constructed two (2) feet into the building setback. The addition, at the closest corner, would be forty-eight (48) feet off of the property line instead of the required fifty (50) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. Due to the angle of the house and the angle of the lot constructing an addition that would fall within the required setback would be difficult to meet. Most of the proposed addition does still fall within the rear yard building setback, but again due to the angles of the house and the lot, a corner of the addition would be within the building setback.

Mr. Grodi reviewed Application 22-19. Ravi Narra was present, and added that they have an irregular shaped lot, much like an “asymmetric trapezoid” and so the west side of the lot is shallower than average depths of lots in the neighborhood. Mr. Vela noted the dotted line on the plans, and Mr. Grodi stated that it's the old building setback of sixty (60) feet, which was just recently changed in the code to fifty (50) feet within the last few months. Mr. Elmer confirmed that all of the neighbors are in compliance, and Mr. Narra noted the signed and verbal notations in the application. Mr. Vela asked if any had been any comments received from the neighbors, and Mr. Grodi stated that none had been received.

Mr. Elmer moved to approve Application 22-19. Seconded by Mr. Vela. Ayes: (3). Nays: (0).

APPLICATION 23-19 – Jacob Miley, on behalf of First United Methodist Church, is requesting a zoning variance that would allow for the installation of an elevated patio that would be located within the required front yard setback. The property is located at 200 West Second Street and is zoned INS (Institutional Use).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

INS Zoning:

Front Yard = 50'

Rear Yard = 50'

Side Yard Min = 50'

Side Yard Total = 100'

1. The applicant is requesting a variance that would permit the installation of an elevated patio that will be located within the front yard setback. The proposed patio would be an addition onto the existing non-conforming patio, which currently sits 12 feet 10 inches off the property line. The new patio will sit approximately 6 feet 1 inch off of the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Ch. 1275.02(c)(3). The church anticipates large use for the patio and would like the increased size of the patio to be able to accommodate the use. The desired patio will still maintain a safe distance off of the sidewalk. There will also be landscaping between the patio and the sidewalk.

Mr. Grodi reviewed Application 23-19. Jacob Miley, Midwest Church Design & Construction, was present on behalf of First United Methodist Church, and added that the elevation of the patio actually is reduced by two steps, or fourteen (14) inches. Mr. Elmer confirmed that the current patio is in disrepair. Mr. Vela asked if any had been any comments received from the neighbors, and Mr. Grodi stated that none had been received. Mr. Grodi noted that they are building off of the existing patio, and Mr. Miley noted the dash line on the plans as existing, and that the addition will be only two (2) feet beyond the existing building.

Mr. Duricek moved to approve Application 23-19, and finding B, C, D, and F 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 5:44 p.m.

Respectfully submitted,

Heather Alfaro