

BOARD OF ZONING APPEALS

JULY 13, 2015

The meeting was called to order at 5:30 p.m. by Chairman Jonathan Smith. Board members present were: John Brown, Jonathan Smith and Becky Williams (3). Jason Decker and Craig Pickerel were absent (2). Also present was Julie Liebenthal, Zoning Inspector.

Ms. Williams moved to approve the minutes of the June 8, 2015 meeting as submitted. Mr. Brown seconded and the minutes were unanimously approved.

ZONING VARIANCE 11-15: Laurie Huskisson of Melchior Building Company requests one (1) zoning exception to permit the construction of a new residence. The subject property is a corner lot located at 25827 Wood Creek Road and is zoned R1 (Single Family Residential). The requested exception would permit the applicant to construct a residence within the required 50' setback from the front property line along Reserve Drive.

NOTE: *1230.01 Intensity and Dimensional Standards*

R-1 Zoning:

Front Yard = 50'

Rear Yard = 60'

Side Yard Min = 10'

Side Yard Total = 25'

Min. Dwelling Size = 1,800 SF

1. The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard along Reserve Drive to be 46'6", rather than the normally required 50'.

Recommendation:

The Planning and Zoning Administrator recommends approval of the zoning exception. As the lot is located on a corner, the building envelope is reduced. The distance requested is not substantial and does not interfere with the overall appearance of the neighborhood.

Ms. Liebenthal reviewed Zoning Variance 11-15 noting that it was actually an exception not a variance. Laurie Melchior Huskisson was present on behalf of Tracy Szymanski, the property owner, and she said that this is a corner lot and it's a little smaller. Ms. Williams asked if anyone contacted the Planning and Zoning Division with concerns about this request. Ms. Liebenthal said that no comments were received.

Ms. Williams moved to approve Zoning Exception 11-15. Mr. Brown seconded and it was unanimously approved.

There being no further business, Ms. Williams moved to adjourn the meeting at 5:37 p.m. The motion was seconded by Mr. Brown and it was unanimously approved.

Respectfully submitted,

Mary Jo Sutton