

BOARD OF ZONING APPEALS

JULY 8, 2019

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

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

APPLICATION 20-19 – Barney's Real Estate Investment, LLC is requesting one zoning variance to construct a new building within the required front yard setback. The property is located at 26475 North Dixie Highway and is zoned C-4 (Highway Commercial).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

C-4 Zoning:

Front Yard = 50'

Rear Yard = 30'

Side Yard Min = 10'

Side Yard Total = 20'

1. The applicant is requesting a zoning variance to reduce the required front yard setback. The variance would permit the front yard setback to be reduced to 42.36 feet, rather than the required fifty (50) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria A, D, F, and G of Chapter 1275.02(c)(3). The request is identical to the request that was approved a year ago. The previously approved variance has expired. After receiving the variance last year, the applicant went forward with the Planning and Zoning process and has received approval from the Planning Commission.

Mr. Grodi reviewed Application 20-19. Jerry Parker was present on behalf of Barney's Real Estate Investment LLC and thanked the staff for the prompt notification of the variance that was set to expire. He added that Starbucks is taking longer than expected. There were no questions from the Board, nor the public.

Ms. Decker moved to approve Application 20-19, and finding A, D, F, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Elmer. Ayes: (3). Nays: (0).

APPLICATION 21-19 – Gretchen Leu, on behalf of Karuna North is requesting a zoning variance that would allow for the installation of a freestanding sign within the required setback. The property is located at 126 West Front Street and is zoned C-2 (Central Business).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

Freestanding/Ground Sign

Zoning District: C-2
Maximum Height: 6'
Maximum Size: 24 SF
Setback: 30'
Quantity: 1

1. The applicant is requesting a variance that would permit the installation of a permanent freestanding sign with a one (1) foot setback off the property line, instead of the minimum ten (10) foot setback from the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Ch. 1275.02(c)(3). Due to the location of the building, the required setback would place the sign somewhere along the side of the building and not in the front yard. The building only sits at eight (8) feet off the property line.

Mr. Grodi reviewed Application 21-19. Ms. Leu was present. Mr. Decker confirmed that the Board is solely reviewing the location of the sign. Mr. Elmer asked about the building in question, and Ms. Leu said that it is next to the alley. Mr. Decker asked if any comments had been received from the neighbors, and Mr. Grodi stated that none had been received. There were no further questions from the Board, nor the public. Mr. Elmer moved to approve Application 21-19, and finding A, D, E, and F of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: (3). Nays: (0).

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

Respectfully submitted,

Heather Alfaro