

BOARD OF ZONING APPEALS

MAY 11, 2015

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

Ms. Williams moved to approve the minutes of the April 13, 2015 meeting as submitted. Mr. Pickerel seconded and the minutes were unanimously approved.

ZONING VARIANCE 06-15 – Kim and Lori Nilsson request one (1) zoning variance to permit the construction of a shed in a residential side yard. The subject property is located at 338 E. Sixth Street and is zoned R-3 (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 permission to install a shed in the side yard of a corner lot. The proposed shed is to be placed on the westerly portion of the property, directly south of the driveway.

Recommendation:

1. It is recommended to approve the applicant's request. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria B, C, D, E, F and G would be satisfied.

Ms. Liebenthal reviewed the application for Zoning Variance 6-15. Mr. Nilsson was present and said that he made the variance request because his driveway is on Sixth Street and his house faces Sandusky Street. He said the shed will be behind the house, near the driveway. Ms. Williams asked if there were any comments from neighbors. Ms. Liebenthal said that the Planning and Zoning Office had not received any comments. Ms. Williams said that there is not a very big backyard and this is a different situation. Mr. Pickerel asked Mr. Nilsson how long he has lived in the house, and Mr. Nilsson said he has lived there since March.

Ms. Williams moved to approve Zoning Variance 6-15 finding B, C, D, E, F and G of Chapter 1275.02(c)(3) to be true. Mr. Pickerel seconded and it was unanimously approved.

Respectfully submitted,

Mary Jo Sutton