

BOARD OF ZONING APPEALS

APRIL 14, 2014

The meeting was called to order at 5:30 p.m. by Chairperson Becky Williams. Board members present were: John Brown, Jason Decker, Eric Nicely, Jonathan Smith, and Becky Williams (5).

Mr. Smith moved to approve the minutes of the February 10, 2014 meeting as written. Mr. Nicely seconded and the minutes were unanimously approved.

ZONING VARIANCE, 04-14 – Kyle Brodie (Brodie Optometry) requests one (1) zoning variance to permit off-street parking within the required front yard setback of his proposed new business. The subject property is located at 840 W. Boundary Street and is zoned C4 (Highway Commercial).

NOTE: *1230.01 Intensity and Dimensional Standards*

C-4 Zoning:

Front Yard = 50'
Rear Yard = 30'
Side Yard Min = 10'
Side Yard Total = 20'

NOTE: *1230.02(i) Provisions governing interpretation and application of yard requirements*

No accessory use of structure, off-street parking facility or material or equipment storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to allow 9 parking spaces to be installed in the required front yard. Permission is typically dependent upon the use of appropriate landscaping/screening.

Recommendation:

- 1.** The Planning and Zoning Administrator recommends approval of the zoning variance. This property is within the SR25 Corridor Overlay and will be required to provide a screen wall along the SR25 frontage along with required landscaping and street trees in accordance with the attached plan. (Ch. 1275.02(c)(3) – B, C, D, F and G were found to be true).

Brent Buehrer of the Buehrer Group Architecture and Engineering was present to represent Dr. Brodie. The Board had no questions regarding the request, but noted that the wall along SR25 will screen the parking spaces. Mr. Brown moved to approve

Zoning Variance 4-14 finding B, C, D, F and G of Chapter 1275.02(c)(3) to be true. The motion was seconded by Mr. Smith and was unanimously approved.

ZONING EXCEPTION, 05-14 – Syd Rogers requests one (1) zoning exception to permit the construction of a second main building on a zoning lot. The subject property is located at 120-122 W. Indiana Avenue and is zoned C2 (Central Business).

NOTE: 1210.10(e) *Compliance with District Regulations*

Every building or structure hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main building on one lot, except as provided in Section 1275.02(b)(6).

1. The applicant is requesting a zoning exception to permit a second main building on an existing zoning lot.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of the zoning exception provided that final site plans do not differ significantly from the attached plan. Significant differences shall include changes that result in the building becoming more than 5' larger in any single direction.

Ms. Rogers said that she had thought about connecting this building to the existing main building, but she felt it would look unattractive. She said the proposed building will be connected to the garage in an L-shape. She said that the new building will be used for laundry, bathroom, and meeting room.

Mr. Smith moved to approve Zoning Exception 5-14 as presented. Mr. Decker seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

Mary Jo Sutton