

BOARD OF ZONING APPEALS

MARCH 12, 2018

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

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the February 12, 2018 meeting as written. Seconded by Ms. Decker. Ayes: (5). Nays: (0).

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

APPLICATION 06-18 – John Conley is requesting two zoning variances that would allow him to construct an addition onto an existing accessory structure. A portion of the addition would be located within the front yard and the accessory structure would exceed the maximum square feet permitted. The property is located at 854 Mulberry Street and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.61 (a) 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.*

NOTE: *Chapter 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.*

1. The applicant is requesting a variance that would allow him to construct a covered porch onto his existing accessory structure. A portion of the covered porch will extend into the front yard. This property has two front yards, as there is frontage on Mulberry and Findlay Street.
2. The applicant is requesting a variance that would allow him to have up to 5.65% of the lot size in an accessory structure in order to install a covered porch onto his existing accessory structure. This differs from the 5% maximum allowed by code. The accessory structure, with the desired covered porch, would total 1,008 square feet. The lot size is 17,859.6 square feet, which would allow by code 892.98 square feet of accessory structure.

Recommendation:

1. No recommendation provided.
2. No recommendation provided.

Mr. Grodi reviewed Application 6-18. The applicant, John Conley, was present. Mr. Vela asked Mr. Conley if his intention is to square off the addition. Mr. Conley said that he would be permitted to do a 10 x 12 addition but he does not think it would look right, so he wants to go the length of the garage. He added that Wood County Building Inspection said that it cannot be enclosed so it will be an open porch to provide an area to get out of the sunlight. Ms. Decker asked if it will match the house or garage. Mr. Conley said the roof will be slightly darker than the roof of the existing garage. Mr. Decker asked if any comments were received from neighbors. Mr. Grodi said they received nothing.

Mr. Decker moved to approve Application 6-18 findingh B, C, D and E of Section 1275.02(c)(3) to be true. Seconded by Mr. Vela. Ayes: (5). Nays: (0).

APPLICATION 07-18 - Todd Janowiecki is requesting one zoning variance to permit a second driveway to be installed on the property. The property is located at 448 West Third Street and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* Only one (1) access/curb-cut onto a public street shall be permitted.

1. The applicant is requesting a zoning variance that would allow for a second driveway to be installed, leading to a potential attached garage. Currently, there is a detached garage that has a driveway which has access from the alley and Mulberry Street.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. The Zoning Inspector finds that A, B, E, F of Chapter 1275.02(c)(3) are not met, however C, D, and G of Chapter 1275.02(c)(3) are met. The design on the house could be altered so that the existing driveway could be used to gain access to a potential attached garage.

Mr. Grodi reviewed Application 7-18. The applicant, Todd Janowiecki, was present. He said that he has two existing driveways and he did not know there was an issue with the driveway, so criteria E of 1275.02(c)(3) would be true. Mr. Easterling said that in addition to meeting the criteria, the Board still has to think it's a good idea to grant the variance. Mr. Janowiecki said that he does not believe criteria F applies because the driveway is not where he wants it. Mr. Vela asked if a variance was previously granted to allow for the second driveway. Mr. Grodi said that he would have to say no because it is a stone driveway and those are not permitted under the Code. Mr. Vela asked if it is still considered a driveway if it is off the alley. Mr. Grodi said that it is. Mr. Decker asked if any comments were received from neighbors. Jeff Hoffmann, 310 Mulberry Street, said that

he lives across the street from the subject property, and he has talked to his neighbors and they think that anything Mr. Janowiecki does to the property would be an improvement. He said that many lots have dual curb cuts, and he supports Mr. Janowiecki's request.

Mr. Decker moved to approve Application 7-18 finding C, D, E and G of 1275.02(c)(3) to be true. Seconded by Mr. Elmer. Ayes: (5). Nays: (0).

There being no further business, the meeting adjourned at 5:46 p.m.

Respectfully submitted,

Mary Jo Sutton