

BOARD OF ZONING APPEALS

January 11, 2021

The meeting was called to order at 5:30 p.m. by Vice Chair Niki Decker. Board members present were Brian Elmer, Niki Decker, and Nathan Duricek (3). Rob Vela was absent (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Duricek moved to approve the minutes of the December 14, 2020 meeting as written. Seconded by Mr. Elmer. Ayes: (3). Nays: (0).

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

APPLICATION 01-21 – Dean and Katie Bailey are requesting a zoning variance to allow a driveway to be constructed with a width exceeding twenty-four (24) feet. The property is located at 338 Valley Lane is zoned R-2 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(2) Residential Driveways:* Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty-four (24) feet wide where it meets the curb, alley or street.

1. The applicants are requesting a variance that would allow for the driveway to be a width of twenty five (25) feet and four (4) inches, in order to keep the recently installed driveway.

Recommendation:

1. No recommendation provided.

Mr. Grodi reviewed Application 01-21. Dean Bailey was present and said that his contractor told him that a permit was not required. He added that a scan of the driveway was also performed after the driveway was installed, and that the results were that it met the depth required by Code. Mr. Bailey stated that the old driveway didn't bump out as far as the new driveway, and that with four children, and a three-car garage that is the new driveway bumps out (approximately one (1) foot and four (4) inches too wide). Alan Davies, 334 Valley Lane, was present and added that he is the neighbor to the south, and that the new driveway is a tremendous improvement. Neighbor Stephan George, 340 Valley Lane, also called in to add that he has no complaints with the driveway. Mr. Duricek asked about the contractor, and Mr. Elmer added that this seems to be a continual issue with contractors. There were no further questions or concerns from the Board, nor the public.

Mr. Elmer moved to approve Application 49-20, and finding B, C, D, and E 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 5:35 p.m.

Respectfully submitted,

Heather Alfaro