## City of Napoleon, Ohio

## **BOARD OF ZONING APPEALS**

## **MEETING MINUTES**

Tuesday, June 11, 2019 at 4:30 PM

## BZA 19-04 - Variance to Property Setback at 1130 Willard St

PRESENT			
<b>Board Members</b>	Tom Mack-Chairman, Laurie Sans, Lynn Rausch		
Recording Secretary	Roxanne Dietrich		
Zoning Administrator	Mark Spiess		
City Staff	Billy D. Harmon-City Law Director, Clayton O'Brien-Acting City Manager,		
	David J. Mack-Chief of Police, Jason Maassel-Mayor, Jeff Mires-Councilmember,		
	Lori Siclair-Councilmember		
Others	Northwest Signal, Tom Manahan, Katie Meyers, Todd Burton		
ABSENT	Steen Swell Bertil Bill		
BZA Member	Steve Small, David Dill		
Call to Order	Chairman Mack called the meeting to order at 4:30 pm, roll call was taken with the record reflecting a quorum was present.		
Approval of Minutes	Motion: Sans Second: Rausch		
••	to approve the minutes from the May 14, 2019 meeting.		
Passed	Roll call on the above motion:		
Yea-3	Yea-Mack, Rausch, Sans		
Nay-0	Nay-		
BZA 19-04	Mack read the background on BZA 19-04:		
Background	An application for public hearing has been filed by Lorenzo Pedraza, 1130 Willard St. Napoleon, Ohio 43545. The applicant is requesting a variance to Section 1147 regarding the building setbacks in an R-2 - Low Density Residential Zone. The applicant is requesting a side yard variance from 7' to 5' and a rear yard variance from 15' to 10' to replace existing detached garage with a new attached garage.		
Research and Findings	Spiess read the research and findings for BZA 19-04:		
	The existing garage already sits 5' from the property line which was the previous setback		
	line. The rear setback line is currently 10' for an accessory building, but it's 15' for the		
	principle building. Upon approval of this variance and issuance of a zoning permit, a		
	building permit from Wood County Building Inspection shall be required followed by a		
	Certificate of Occupancy.		
	Spiess added they will be expanding towards and attach to their house which then becomes part of the principle building.		
	Mack asked if there was anyone here to speak on behalf of the applicant. Spiess		
	iviack asked it there was anyone here to speak on behalf of the applicant. Spless		

remarked he received letters from a couple of the neighbors and all were in favor.

Motion to Approve BZA 19-04 1130 Willard St.	Motion: Rausch to approve BZA 19-04 Variance to Prop	Second: Sans erty Setback at 1130 Willard Street
Passed Yea-3 Nay-0	Roll call vote on the above motion: Yea-Mack, Rausch, Sans Nay-	
Meeting Continued	The meeting was continued with consideration of BZA 19-05.	
Approved:		
July 09, 2019	Tom Mack – Chairman	