## City of Napoleon, Ohio

## BOARD OF ZONING APPEALS

## MEETING MINUTES

Tuesday, August 13, 2019 at 4:30 PM

## BZA 19-07 ~ Variance to the Side Yard Setback - 221 East Barnes Avenue

**PRESENT** 

**Board Members** Tom Mack-Chairman, Steve Small, David Dill, Lynn Rausch

Recording Secretary Roxanne Dietrich **Zoning Administrator Mark Spiess** City Staff Mayor Maassel

Others John Safian, Mary Eickoff, Brad Westhoven

ABSENT

Committee Member **Laurie Sans** 

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** Hearing no objections or corrections, the minutes from the July 09, 2019 meeting

stand approved as presented.

**BZA 19-07** 

Variance to the Side Yard Setback 221 East **Barnes Avenue** Background

Mack read the background on BZA 19-07:

An application for public hearing has been filed by Grant Adkins. The applicant is requesting a variance to Section 1147 regarding the building setbacks in an R-2 Zone, Low Density Residential. The applicant is requesting the variance to rebuild an existing building on the same location with zero side vard setback.

**Research and Findings** Spiess read the research and findings for BZA 19-07:

> 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.

Discussion Spiess stated the applicant wants to redo his garage in the same spot going 2' higher.

He would like to use the same foundation Wood County will make that call. Basically,

he wants to tear everything down and put up a new garage using the same

foundation and pad. The rule states you can repair 50%, after that it is considered a new building and everything has to be up to code. Mack asked if any comments were

received from the neighbors. Spiess said he received none.

No one was present to address the Board.

**Motion to Approve** 

Motion: Small Second: Dill

**BZA 19-07** to approve BZA 19-07 Variance to the Side Yard Setback at 221 East Barnes Avenue.

**Passed** Roll call vote on the above motion: Yea-4 Yea-Rausch, Dill, Mack, Small

Nay-0 Nay-

**Meeting Continued** The meeting was continued with BZA 19-08.

Approved:	
October 08, 2019	Tom Mack, Chairman

