

## BOARD OF ZONING APPEALS

### MEETING MINUTES

Tuesday, August 13, 2019 at 4:30 PM

### BZA 19-08 Variance to the Building Setbacks ~ 165 Wayne Park Drive

(Meeting continued after consideration of BZA 19-07)

#### PRESENT

Board Members  
Recording Secretary  
Zoning Administrator  
City Staff  
Others

Tom Mack-Chairman, Steve Small, David Dill, Lynn Rausch  
Roxanne Dietrich  
Mark Spiess  
Mayor Maassel  
John Safian, Mary Eickhoff, Brad Westhoven

#### ABSENT

Board Member

Laurie Sans

#### BZA 19-08 Variance to the Building Setback 165 Wayne Park Drive Background

Mack read the background on BZA 19-08:  
An application for public hearing has been filed by John Safian and Mary Eickhoff. The applicants are requesting a variance to Section 1147 regarding the building setbacks in an R-1 Zone, Suburban Residential. The applicant is requesting the variance to the setbacks to build a 12' x 20' building.

#### Research and Findings

Spiess read the research and findings for BZA 19-08:  
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 explained the applicant would like to put up a storage unit for a car he would like to park in there. The ground starts to drop off back there and to build it up the expense would skyrocket. We looked at adding onto the garage but, that would be a huge expense and felt it would be best to ask for a variance and slide the unit forward coming no farther than the house. Rausch commented there is no back yard there and adding onto the garage is not an answer either. Mack asked Spiess if he had any responses from the neighbors. Spiess responded he heard nothing back. One neighbor told John he was worried. There is a deck on the backside of the house and if you were to slide it back the unit will be right beside the deck. This way keeps it out of the neighbor's back yard and will have the least amount of impact on the whole neighborhood.

#### Brad Westhoven

Said he lives next door to John Safian and he approached John, we are opposed to this because we are on a small lot and this will be encroaching on our side of the house. We feel if he could redo, though we do not know answer, then we would not object if it could be done so it is not encroaching the side of our property, it kinda blocks our view. We are opposed to how its drawn now.  
Spiess said the landscaping around the side leaves a 5' strip. Safian said he could move in closer to the garage. Spiess then explained the drawing saying the unit is only sliding forward no farther than the house. Westhoven asked is the variance where my property line is? Small commented the issue is with side line it's the front.

Westhoven said it's not even encroaching on my property, I thought the unit was going to be on my property. So if he puts it in the way it is drawn it will not encroach on my property, I don't have an issue if the unit will not be encroaching on the setback of my property. We just don't have much yard on either side of our house and were concerned would be losing that. Spiess confirmed the unit will only be coming towards the front not the side. Rausch commented your questions helped clarify the situation for us. Mack clarified they will have a 10' side yard setback.

There were no further comments or questions.

**Motion to Approve  
BZA 19-08**

Motion: Dill Second: Rausch  
to approve the variance as written in BZA 19-08.

**Passed  
Yea-4  
Nay-0**

Roll call vote on the above motion:  
Yea-Rausch, Dill, Mack, Small  
Nay-

**Adjournment**

Motion: Dill Second: Small  
to adjourn the Board of Zoning Appeals meeting at 4:42 pm.

**Passed  
Yea-4  
Nay-0**

Roll call vote on the above motion:  
Yea-Rausch, Dill, Mack, Small  
Nay-

**Approved:**

**October 08, 2019**

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Tom Mack, Chairman