

BOARD OF ZONING APPEALS

MEETING MINUTES

Tuesday, October 08, 2019 at 4:30 PM

BZA 19-09 Variance to the Property Setback ~ 120 Wayne Park Drive

PRESENT	
Board Members	Tom Mack-Chairman, Steve Small, David Dill, Lynn Rausch
Recording Secretary	Roxanne Dietrich
Zoning Administrator	Mark Spiess
Others	Fred Furney
ABSENT	
Board Member	Laurie Sans
Call to Order	Chairman Mack called the Board of Zoning Appeals meeting to order at 4:30 pm.
Approval of Minutes	Hearing no objections or corrections, the minutes from the August 13, 2019 meeting stand approved as presented.
BZA 19-09 Background	Mack read the background on BZA 19-09: An application for public hearing has been filed by Frank S. Cashman. The applicant is 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 Side Yard Setback from 10' to 6' to build a 24' x 40' building.
Research and Findings	Spiess read the research and findings for BZA 19-09: These lots were originally platted before the zoning determination was set for this area. The natural contours of this area limit the buildable space. 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 said the setback will push it behind his house. Mack asked if Spiess has heard from any of the neighbors? Spiess replied only one who is here tonight. Small stated before you mentioned this will push behind the house you said that there is also an issue with the contour of the land that will not allow it to go further, we are talking 4'. Spiess replied if you slid it over they would have a lot more expense to bring the ground up to make it level. Small asked this will be inside the edge of the concrete, right? Now it is lined up with the driveway. Spiess said it is lined up with the existing drive. Rausch noted there is a great big tree as you go down the drive on the left hand side, will it be inside there? That tree on is on the property line or close. Spiess responded some big trees were being taken down when I went out to look at the property. Furney noted two trees have been taken down.
Motion to Approve BZA 19-09	Motion: Dill Second: Rausch to approve BZA 19-09 a Variance to the Property Setback at 120 Wayne Park Drive.

