

**BOARD OF ZONING APPEALS
REGULAR MEETING
FEBRUARY 19, 2020
MINUTES**

Call To Order

The Board of Zoning Appeals met in regular session on Wednesday, February 19, 2020 at 5:30 p.m.

Roll Call

The meeting was called to order at 5:30 p.m. Present: Mr. David Fish, Mr. Denny Beis, Mr. Dan Leaverton, and Chairman Donald Moore.

Approval of Minutes

The minutes of November 20, 2019 were reviewed. Mr. Fish moved and Mr. Leaverton seconded:

MOTION: To approve the minutes as presented.

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Abstain", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".*

MOTION CARRIED

BUSINESS SECTION

1. Election of Officers

Mr. Fish moved and Mr. Beis seconded the following:

MOTION: That Donald Moore be Chairman of the BZA for 2020.

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Abstain".*

MOTION CARRIED

Mr. Leaverton moved and Mr. Fish seconded the following:

MOTION: That Denny Beis be Vice-Chairman of the BZA for 2020.

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Abstain", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".*

MOTION CARRIED

2. Application #08-19 (Tabled from 11/20/19)

Kenneth & Melissa Upthegrove

1224 Storybrook Drive

Washington CH, Ohio 43160

Issue: Variance to allow accessory structure without principal use at 705 S. Fayette St.

Mr. Bryant stated that the Upthegrove's had decided not to pursue the request and that a vote would settle the matter for posterior sake.

Mr. Fish moved, and Mr. Leaverton seconded the following:

MOTION: That Application #08-19 be approved as submitted.

At roll call, the vote resulted as follows: Mr. Fish, "Nay", Mr. Beis, "Nay", Mr. Leaverton, "Nay", and Chairman Moore, "Nay".

MOTION DENIED

3. Application #01-20

JLB1 Properties – Jaret Bishop

2411 UD RT 22 SW

Washington CH, Ohio 43160

Issue: Variance to setbacks for 1-family dwelling at 905-995 Vine & 417-429 Fourth.

Mr. Jaret Bishop indicated that he was proposing to build single family dwellings on 9 lots that he owned at Vine Street & Fourth Street. He stated that the dwellings would be approximately 30' X 60' in size and that they would not be able to adhere to the front and rear setback requirements due to their size and the already existing lot sizes. He stated that his hardship for 2 of the lots is that they are corner lots with 2 front yard requirements. He indicated that the hardship for the other 7 lots was the size of dwelling he proposes to build. Mr. Bishop stated that he could build a 900 square foot house but that he wanted to build a 1500 square foot house with attached garages.

Mr. Beis asked about any basements and it was concluded that no basements would be built.

Mr. Leaverton asked the number of bedrooms which would be 3.

Mr. Fish moved, and Mr. Beis seconded the following:

MOTION: That Application #01-20 be approved as submitted.

At roll call, the vote resulted as follows: Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".

MOTION CARRIED

4. Application #02-20

Brian K. Pettit

4264 SR 41 SE

Washington CH, Ohio 43160

Issue: Variance to setbacks for outbuilding at 205 N. Glenn Avenue.

Brian Pettit stated that he wanted to erect a 12' X 20' metal building on an existing concrete slab 1.5' and 2.5' from the side property line. He indicated that the hardship is the existing facility size, which is quite small. Mr. Pettit stated that the existing equipment building was so small that it didn't allow for equipment upgrades or basic product storage.

Mr. Beis asked Mr. Bryant if he had any concerns and Mr. Bryant stated that the Board hadn't issued anything closer than 3 feet in his many years and that a precedent would be set if the request was to be approved.

Mr. Fish moved, and Mr. Beis seconded the following:

MOTION: That Application #02-20 be approved as submitted.

At roll call, the vote resulted as follows: Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".

MOTION CARRIED

5. Application #03-20

Brian K. Pettit

4264 SR 41 SE

Washington CH, Ohio 43160

Issue: Variance to allow addition to existing "grandfathered" sign at 1801 Columbus.

Brian Pettit stated that he wanted a digital reader-board to be added to his existing freestanding sign at 1801 Columbus Avenue. He stated that erecting a new sign in compliance with the zoning code would put the sign in the parking lot in a very hazardous location. He stated that the sign height would increase but be within the guidelines.

Mr. Bryant was asked about the nature of the request and why the need for the variance from the BZA. Mr. Bryant indicated that the sign was "grandfathered" due to its location and that altering the signs height is a change to the sign that can only be granted by the BZA.

Mr. Beis asked if the existing posts would remain in place and it was determined that they would.

Mr. Fish moved, and Mr. Leaverton seconded the following:

MOTION: That Application #03-20 be approved as submitted.

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".*

MOTION CARRIED

OTHER BUSINESS

No other business discussed.

ADJOURNMENT

There being no further discussion, Mr. Beis moved and Mr. Leaverton seconded the following:

MOTION: *To adjourn the February 19, 2020 Board of Zoning Appeals meeting.*

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".*

MOTION CARRIED

Meeting adjourned at approximately 6:19 p.m.

APPROVED this _____ day of _____, 2020.

Respectfully Submitted,

Rod J. Bryant, Recording Secretary

Donald Moore - Chairman