

BOARD OF ZONING APPEALS

MINUTES

June 8, 2021

Members Present: Michael O’Callaghan John Bruns
 Kenneth Prunier Christopher Gulliford

City Staff Members John P. Applegate Denise Winemiller
Present:

Mayor O’Callaghan called the Board of Zoning Appeals meeting to order and attendance was taken.

Mr. Marsh was unable to attend due to a medical procedure scheduled for that day.

1. Mayor O’Callaghan asked if there were any corrections or additions to the minutes from the May 4, 2021 meeting. There were no comments or corrections so Mr. Bruns moved that the minutes be accepted as prepared. Mr. Prunier seconded the motion. All board members voted in favor of the motion. The minutes were accepted as prepared.

2. 21-06 Zoning Variance request from Wade-Journey Homes for Lot 152, 232 Irongate Drive, in the minimum rear setback of 30 feet to build a new home.

Mark Conner, from Century Complete was attending the meeting. Mr. Conner explained that Century Complete has bought out Wade-Journey Homes and the company was no longer Wade-Journey Homes. Mayor O’Callaghan said the application was submitted by Wade-Journey Homes. Mr. Conner said that the change in ownership in Ohio had not yet been finalized and they were using WJOH LLC in Ohio.

Mr. Conner said he wanted to apologize for no one showing up at the meeting last month. He said the other gentleman had a family emergency but thought Mr. Conner was attending and Mr. Conner thought the other gentleman was attending. He said he did want to apologize that no one showed up last month.

The Mayor asked if Mr. Connor wanted to address the variance request. Mr. Connor said that they had bought a few lots in Irongate and Union had a thirty foot easement requirement in the front and back yard.

Mr. Conner explained that this lot was on a cul-de-sac and they were asking for a variance in the rear yard. In trying to fit the house they wanted to build on the lot in the cul-de-sac, they are just shy of 8 feet to have the house fit to the curve of the street. He said the surveyor tweaked where the house would be located but they were hoping for some help from the city.

Mr. Applegate said the request was for a 7.4 foot variance in the rear yard requirement and he said it satisfies the covenants of the subdivision and the staff recommends the approval of this request.

Mr. Bruns asked if more properties would be needing a variance in this area. Mr. Applegate said it was possible depending on the size of the house but houses were already built on either side of that lot and this was the only one that had needed a variance.

Mr. Bruns moved to grant a 7.4 foot variance to Wade-Jurney Homes in the rear yard requirement. Mayor O'Callaghan seconded the motion. All concurred and the variance was granted.

3. Open Agenda

There was nothing for the open agenda.

4. Mr. Bruns moved that the Board of Zoning Appeals meeting be adjourned. Mr. Gulliford seconded the motion. All concurred and the meeting was adjourned.

