

BOARD OF ZONING APPEALS

MINUTES

November 2, 2021

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

City Staff Members Present:	John P. Applegate	Denise Winemiller
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Mayor O’Callaghan called the Board of Zoning Appeals meeting to order and attendance was taken. All members were present.

1. Mayor O’Callaghan asked if there were any corrections or additions to the minutes from the July 13, 2021 meeting. There were no comments or corrections so Mr. Bruns moved that the minutes be accepted as presented. Mr. Marsh seconded the motion. All board members voted in favor of the minutes. The minutes were accepted as presented.

2. 21-08 Request from Yvonne Bailey for a zoning variance in the property set back of 40 feet required in R-4 Zoning to add a sun room for 220 Jay Road.

Mr. Applegate introduced Mr. Jody Johnson from Buschurs Home Improvement who was attending the meeting on Ms. Bailey’s behalf. Buschurs Home Improvement would be doing the work.

Mr. Applegate said the applicant is requesting a variance in the set back of 17 feet in the rear yard. A sketch had been provided. Mr. Applegate said he had asked Andy Switzer, Union’s Building and Zoning Inspector to talk to the neighbors, since 220 is one half of a double unit, and the neighbors on both sides were fine with the sun room and stated that it would not be a problem.

Mr. Bruns asked Mr. Applegate if this is something that the city should do. Mr. Applegate said he had asked Mr. Switzer to do that because it was a unique situation by being a double. Mr. Marsh asked if this could be established as a precedent. Mr. Bruns said it was nice to have and easier to decide on the variance request when they had something with the residents' comments in front of them. Mr. Marsh felt it should be done. Mr. Applegate said this is an unusual situation, as this was a double, an attached structure and he wanted to be sure it would not be a problem with the other side of the building. He said that possibly they could do that in the future. In this case, it was attached and close in the rear yard and he wanted to be certain that there were no issues. Mayor O'Callaghan asked if this was a 12 x 12 size and Mr. Johnson said yes.

Mr. Bruns moved to grant the variance request on 21-08 for Jay Road. Mr. Prunier seconded the motion. All concurred and the variance request from Yvonne Bailing on the property set back of 40 feet in R-4 Zoning to add a sun room at 220 Jay Road was approved.

Mr. Johnson thanked the Board for meeting and granting the variance. He said he also wanted to thank them on behalf of Mrs. Bailey, the owner.

3. Open Agenda

Mr. Gulliford was looking at the dimensions on the sketch that had been provided and it appeared that the rear yard was not actually 40 feet. Mr. Applegate said he would check into that.

Note: In researching this after the meeting, the plot plan did show less than 40 feet. In a Board of Zoning Appeals meeting on June 13, 2020, two variances were requested in the rear yard requirement for 220/222 Jay Road by Union Ridge Developer Sam Knobler and builder J. Michael Joly. A variance was granted by the board for a reduction in the rear yard to 36 feet, which allowed them to build a bigger house.

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

