

MINUTES OF ZBA MEETING ON OCTOBER 30, 2017

The meeting was convened at 10:00am.

Present: Norma Boyle, Barb Stauffer, Walt Mikula, and Thomas Kizer.

Excused Absence: John Klein and Jim Thorburn

Chairperson Norma Boyle called the meeting to order.

Persons present included the above board members and applicant's spouse, Shawn Angus. The building official Jason Jansen was also present as was a neighbor of applicant Mike Dolloff.

The Pledge of Allegiance was recited.

The Minutes of October 9, 2017 were unanimously approved after motion to approve by Stauffer and seconded by Mikula.

The Chairperson then convened the hearing on the appeal and request for variance filed in No. 17.10 by Applicant Angus. The appeal involved applicants request for a variance to allow applicant to build a garage that was 38 square feet larger than the existing dwelling footprint. The dwelling is 634 square feet and the proposed garage is 672 square feet. The building permit was denied since the structure proposed was in violation of Article 20, Section 20.08 (E)(2).

The appeal was read into the record by the Chairperson.

The members of the Board affirmed they each had no conflict in considering this appeal.

One letter of correspondence was received for the proposed garage which was read into the record from Rose Kircos. Further, Mike Dolloff supported the addition and variance request.

The Board reviewed with the applicant the 7 factors and the applicant's written responses. Board members acknowledged familiarity with the area and the neighboring properties. It was noted that the garage could be built without a variance if the dwelling was 38 square feet larger or if a shed on the premises was removed. The board members asked questions concerning the request.

The applicant indicated that the neighbor (Dolloff) was agreeable to let applicant move the shed onto his property in order to comply if required and further advised that he had architect Thomas O'Brien draft a proposed addition to the residence which would be at least 38 square feet larger and bring applicant into compliance. The applicant expressed the intent to seek a permit within the next year in order to construct the addition to the dwelling. The applicant answered each question to the satisfaction of the board.

Following the open hearing the board closed the open portion and thereafter a motion was made by Kizer, seconded by Mikula as follows:

Move to approve the variance request of 38 square feet conditioned upon applicant within one year either removing the shed, or obtaining a building permit from the

township for construction of an addition to the dwelling of at least 38 square feet, either of which will bring applicant into compliance with the ordinance. Further, the burden is upon applicant to furnish proof of compliance with one of the above conditions within the year provided, to the building official.

Roll Call vote was conducted and those in favor of the request were Stauffer, Mikula, Kizer and Boyle. Motion carried unanimously.

No further business to come before the meeting, it was adjourned at approximately 10:38 am.

Dated: October 30, 2017

Thomas Kizer, Secretary