

BOARD OF ZONING APPEALS

MINUTES

August 5, 2014

Members Present:	Lynne Thomas-Roth John Bruns	Glynn Marsh Michael O'Callaghan
City Staff Members Present:	John Applegate	Denise Winemiller

The August 5, 2014 City of Union Board of Zoning Appeals meeting was called to order by Mrs. Thomas-Roth.

Attendance was taken and the following members were present: Mr. Bruns, Mr. O'Callaghan, Mrs. Thomas-Roth, and Mr. Marsh.

1. Mrs. Thomas-Roth asked if there were any corrections or additions of the minutes from the May 6, 2014 meeting. There were no corrections so Mr. O'Callaghan moved that the minutes be accepted as prepared. Mr. Marsh seconded the motion. All concurred and the minutes from the May 6, 2014 meeting were approved.

2. 14-06 - Application for a variance from Iris Davenport, 109 Aleshire Farm Circle, for a front porch deck in the front yard.

Mrs. Thomas-Roth said she had driven by the property before the meeting and it looked like the deck was almost completed and it looked very nice. Mrs. Davenport, the owner, said her builders were coming to the meeting and they arrived a few minutes later. Mrs. Thomas-Roth asked Mr. Applegate to provide an overview to the Board of Zoning Appeals Board.

Mr. Applegate said the deck was almost completed and it extended six feet, six inches into the twenty-five foot setback. He said the deck does look very nice and it was their recommendation that the variance be granted.

He asked the contractors about the permit and they said it was a free standing deck, not attached to the house. Existing concrete porch steps and sidewalks had been located there so they didn't realize they would need to get a permit.

Mrs. Thomas-Roth said she was glad they had come to the meeting and said the structure was very nice. Mr. Applegate added that concrete steps and sidewalks do not violate the setback but a structure like a deck does, which is why they needed the variance.

Mr. Marsh asked if they had talked to the neighbors about the deck and the contractor said he had talked to the neighbors on both sides and no had any objections to the installation of the deck. The contractor added that there was still some gravel and some clean up but they would make sure the area was clean and there was nothing left in the grass. He said the original steps were too small and this way, Mrs. Davenport will have room to sit on the deck and put out some flowers and be able to enjoy it.

Mr. Bruns moved that the motion for a variance in the front yard for the porch/deck be approved. Mrs. Thomas Roth seconded the motion. All concurred and the motion was passed.

### 3. Open Agenda

There was nothing for the open agenda.

4. Mr. Bruns moved that the August 5, 2014 Board of Zoning Appeals meeting be adjourned. Mr. O'Callaghan seconded the motion. All concurred and the meeting was adjourned.