

BOARD OF ZONING APPEALS

MINUTES

September 4, 2012

Members Present:           Lynne Thomas-Roth           Mayor O'Callaghan  
  John Bruns

City Staff Members       John Applegate               Denise Winemiller  
Present:

Mrs. Thomas-Roth called the Board of Zoning Appeals meeting to order on September 4, 2012.

Attendance was taken and Mrs. Thomas-Roth, Mr. Bruns and Mayor O'Callaghan were present.

1. Minutes of the August 7, 2012 meeting.

Mrs. Thomas-Roth asked if there were any corrections or additions of the minutes from the August 7, 2012 meeting. There were no comments so Mr. Bruns moved that the minutes be accepted as prepared. Mayor O'Callaghan seconded the motion. All concurred and the August 7, 2012 minutes were accepted as prepared.

2. 12-06 Zoning Variance request from Brian Schneider, 117 Lightner Lane, in the building setback to add a porch on the front of the house.

Property owner Caroline Schneider was present.

Mr. Applegate said that the board had been provided with all of the information concerning the property and he also had colored pictures if the board members wanted to see those. Mr. Applegate commented that the porch would be

a nice addition to the property, the neighborhood, and the streetscape. He said they recommended that the variance request be approved.

Mrs. Schneider said the porch was becoming a safety hazard because of the deterioration of the concrete.

Mrs. Thomas-Roth said Mr. Marsh (who was not able to attend the meeting) wanted her to ask one question on his behalf. He asked how far back the setback was and where the porch would be. Mr. Applegate said that the setback was thirty-five feet and the porch would extend seven feet into the setback.

Mr. Bruns moved to grant the variance request for 12-06. Mr. O'Callaghan seconded the motion. All concurred and the motion was passed. The variance for 117 Lightner Lane for the addition of a porch was approved. Mrs. Schneider thanked the Board of Zoning Appeals for the approval of their request.

### 3. Open Agenda

Mr. Applegate said the board would be getting a new draft of sign regulations to review several changes in two or three items and the new set would have the pages numbered. Mr. Applegate said they will get the regulations to them so they can discuss changed in the sign regulations at the October planning commission meeting.

Mr. Applegate added that the city only issues four or five sign permits a year but the regulations are ten years old. Union has not had any problems but Tipp City's regulations were challenged through the courts and they had incurred legal fees. Mr. Applegate said most requests for signs are very simple and permits are issued without a problem. However, he noted that with potential changes in the area around the airport, future commercial development and their demand for signs, the city wants to be prepared and have updated sign regulations, incorporating any recent changes that had occurred through the courts.

Mayor O'Callaghan asked if there were applications for variances in the sign regulations and Mr. Applegate said there were.

4. Adjourn

Mayor O'Callaghan moved that the Board of Zoning Appeals meeting be adjourned. Mr. Bruns seconded the motion. All concurred and the meeting was adjourned.