

BOARD OF ZONING APPEALS

MINUTES

April 3, 2012

Members Present: Lynne Thomas-Roth Mayor O'Callaghan
 Glynn Marsh

City Staff Members
Present: John Applegate Denise Winemiller

Mrs. Thomas-Roth called the Board of Zoning Appeals meeting to order on April 3, 2012.

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

1. Mrs. Thomas-Roth asked if there were any additions or corrections to the minutes from the January 3, 2012 Board of Zoning Appeals meeting. There were no corrections so Mr. Marsh moved that the minutes be accepted as prepared. Mayor O'Callaghan seconded the motion. All concurred and the minutes were approved.

2. 12-02 - Zoning Variance request from Garry Beatty, 112 Worman Drive, for adding a storage shed in the rear yard three feet from the property line instead of the required six feet.

Mr. Applegate said that Mr. Beatty was attending the meeting. His property is at the corner of Charles and Lutz and has a very narrow rear yard. There is already a six foot fence installed on the property line and there are no easements where he would like to locate the storage shed.

Mr. Applegate and Mr. Green had gone to the property and they have no objections to the proposed location of the storage shed which will be behind an existing privacy fence.

Mr. Marsh asked who the owner was of the property. Mr. Beatty said he was the owner but his daughter was living there.

Mr. Marsh moved to approve the variance request from Mr. Beatty. Mrs. Thomas-Roth seconded the motion. The board members voted in favor of the motion and the variance request was approved.

3. 12-03 - Zoning Variance request from Jeffrey D. Grubbs, 798 Nordhoff Farm Drive (corner lot) to extend a six foot privacy fence four feet past the corner of the house into the side yard (considered the front yard) to avoid blocking the back entrance to the house and garage.

Mr. Applegate explained that Mr. Grubbs had come to city hall to get a fence permit. His house was a corner lot so by the zoning regulations, he has two front yards. The fence runs along the edge of the garage which has an existing exit with steps. If the fence would have been installed as per the regulations with a property with two front yards, the property owner would not have access to the steps from the garage and would not be able to get out the man door.

Mr. Applegate said he was at the property looking at the situation and the contractor was there with all the materials and he said he made the call to allow the change before coming before the Board of Zoning Appeals so the property owners would not be denied access to their garage. He said he recommended the approval of the request. He said there is a lot of work being done this spring and for Mr. Grubbs to reschedule the contractors could have delayed the project for several weeks.

Mr. Grubbs apologized for not following the typical protocol and said he had made the change to be as inconspicuous as possible. Several of the members of the board said the appearance of the fence was very good.

Mrs. Thomas-Roth moved to approve the variance request for extending the privacy fence four feet past the corner of the house. Mayor O'Callaghan seconded the motion. All concurred and the variance was granted.

4. Open Agenda

No one had anything for the open agenda.

Mr. Grubbs asked about people speeding on Nordoff and if they could have a “children at play” sign and additional law enforcement.

He was told that this meeting was for only building and zoning issues but Mr. Applegate said he would check with the police and their traffic engineer about traffic on Nordhoff.

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