

BOARD OF ZONING APPEALS

MINUTES

July 5, 2011

Members Present: Lynne Thomas-Roth John Brun
 Glynn Marsh

City Staff Members
Present: John Applegate Denise Winemiller

The Board of Zoning Appeals meeting was called to order by Lynne Thomas-Roth. Attendance was taken and Mayor Goudy was absent.

1. Mrs. Thomas-Roth asked if there were any additions or corrections to the minutes from the May 3, 2011 meeting. There were no corrections so Mr. Brun moved that the minutes be approved. Mr. Marsh seconded the motion. Mrs. Thomas-Roth abstained and Mr. Marsh and Mr. Brun voted in favor of the motion. The May 3, 2011 minutes were accepted as prepared.

2. 11-07 – Zoning Variance request from Thomas J. Reichert to attach a fixed cover over an existing front porch at 109 Phillipsburg-Union Road.

Mrs. Thomas-Roth said it looked like the project had already been started. Mr. Applegate said that Mr. Reichert was not aware that he needed a permit. Mr. Reichert said there had been a covered awning over the doorway and he had removed that and taken out a wheel chair ramp, the existing sidewalk, and the porch.

Mr. Applegate showed the board the colored drawing of how the finished structure would look. He said that it would look very nice and was an improvement over the existing porch.

There was a discussion that the set back was thirty feet and the new structure was eight feet by sixteen feet and would extend into the set back. Mr. Applegate said he recommends the approval of this new porch addition.

The board was concerned if the concrete would support the structure and Mr. Reichert said that the new slab was six inches thick and poured over the existing slab, also six inches thick and they were able to level the concrete.

Mr. Marsh asked if Mr. Reichert had checked with his neighbors on either side of the property. Mr. Reichert said he had talked to one of his neighbors and shown them the picture of what he had planned and they were in favor of it and thought he was sprucing up the house.

Mr. Reichert said he thought that the new porch would make the property more presentable. He said his parents had owned and rented the property and he had just been there for six months.

Mr. Marsh said he had driven around and what was planned was a definite improvement to the property and the neighborhood.

Mr. Marsh moved to grant the variance for adding the covered porch. Mr. Bruns seconded the motion. All concurred and the variance was granted.

Mr. Applegate told Mr. Reichert that his request was approved and he would receive a letter in the mail regarding the Board of Zoning Appeal's approval.

3. Open Agenda

Mr. Applegate distributed a plot plan for Union's first Habitat Home that was going to be built. He said a house on Lang Court had burned down. The owner was once a medic for Union and due to an illness, she required different living arrangements so she donated the lot to Habitat Homes.

Mr. Applegate said he had met with representatives from Habitat Homes and there were other lots that might eventually be utilized, such as 108 Charles and 328 Lutz Drive.

Mr. Applegate said Habitat had submitted a floor plan and the property met Union's minimum requirements and would have a two car garage, sidewalks, a concrete driveway and the size requirement of 1,400 square feet.

Mr. Applegate said it would just take a couple of weeks to have the house built because they have a lot of volunteer workers. He said usually the inspector is

available on Saturdays for inspections and Mr. Green would be doing that. Mr. Applegate said the lot has been maintained.

Mr. Applegate added that the Habitat representatives had wanted to do all vinyl and Mr. Applegate said they couldn't because all other homes in that area are brick. Mr. Applegate said what they are doing is using a brick veneer that is $\frac{3}{4}$ inch thick. It is put on in three by four foot panels and mounts to the foundation. He said when it is done right, it looks just like brick.

The zoning for the property is R-3 and since they are replacing an existing house, a variance is not required. The new home will set in the same footprint as the original house. The plot plan shows eight feet on one side and less than that on the other side, but Mr. Applegate said by not charging for the one hundred dollar variance fee, the money could be spent elsewhere on the house, like for decorative feature.

In answer to another question, Mr. Applegate said that there is no tax abatement and once completed, the house will be appraised by Montgomery County. Mr. Applegate said that they had wanted to put in a one car garage and he had said no, it needed to have a two car garage. Mrs. Thomas-Roth asked if there had been any comments from the neighbors and Mr. Applegate said no one had called in and complained.

The house will have the front done in brick and the back will be vinyl. He said that it will be a well insulated home and it will be inexpensive to operate. They will not have to pay for a variance or tap in fees but they will need to obtain building and electrical permits.

Mr. Applegate said when the director of Habitat Homes had come to the city he had said that Union was a very nice town and he especially liked Main Street.

Mrs. Thomas-Roth asked if Habitat would update homes and Mr. Applegate said they would not. They would only build new homes.

Mr. Applegate said he wanted to make the board aware of the Habitat home. He said the city is in the process of working on two other addresses and hope to be taking abandoned house down this summer. He said if the taxes due are more than

what the property is worth, the city might take over another property as they did for this one.

Mr. Marsh also asked if the three larger lots on Old Springfield Road had been sold and Mr. Applegate said they had. Mr. Applegate said there had been an inquiry over in Stoneycrest and they might have a new house going in over there. Mr. Applegate said there was not much development going on anywhere right now.

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.

