

**ZONING BOARD OF APPEALS MINUTES
May 13, 2019**

The meeting was called to order at 7:30 p.m. by Zoning Administrator Hank Berry as both the previous chairman and vice – chairman were term limited off the Zoning Board. He asked for the board to place item 5 as the first item on the agenda as it was for election of officers.

Motion by Mitch Meisner , Seconded by Gordon to move item 5 Election of officers to item 2 on the agenda.

Yeas: Glidden, Claya, Wright, Hesano, Meisner, Wallace

Nays: None

PRESENT: Gordon Glidden, Joseph Claya, Ben Falik, David Hesano, Michael Wright, Mitch Meisner, Adam Wallace

Staff: Hank Berry

ABSENT: Todd Sperl, Caleb Youngblood

Ben Falik arrived 7:34

Approval of Agenda

Motion to approve the agenda as ammended by Mitch, seconded by Gordon.

Yeas: Glidden, Claya, Falik, Hesano, Wright, Meisner, Wallace

Nays: None

Election of Officers

Motion to elect Gordon Chairman by Michael,seconded by Joe

Yeas: Glidden, Claya, Falik, Hesano, Wright, Meisner, Wallace

Nays: None

Gordon Assumed the Chair and called for nominations for Vice Chair.

Motion to elect Mitch Vice Chairman by David, seconded by Joe

Yeas: Glidden, Claya, Falik, Hesano, Wright, Meisner, Wallace

Nays: None

Approval of Minutes-September 12, 2018

Motion to approve the minutes from September 12, 2018 by Mitch, seconded by Michael.

Yeas: Glidden, Claya, Falik, Hesano, Wright, Meisner, Wallace

Nays: None

Matter of an appeal from Ciara O'laoire & Guillaume Ruelle for a variance to exceed the allowed two story restriction for a proposed third story at 8914 Borgman contrary to Section 40-4.03 - R-1A through R-1E: One-Family Districts of the City Code).

Mr. Ruelle explained his need for the third floor, he said that he didn't really have a back yard and didn't need a first floor addition and this suited his needs and since the house layout wouldn't work it was either go up or have to move.

Ciara O'laoire said the attic space was mostly already there and it was a good space.

Hank explained that the house fronted Borgman but was platted off of Humber. He said that the plan was under the maximum allowed for the zone district and under the maximum allowed height. He said that going up was not out of character with Tudor Revival structures but that they would typically use a shed roof instead of the multi gables shown. He said that the plan passed Site Plan Review by the Planning Commission subject to the ZBA variance to build and use a third floor.

Mitch said that this was in the spirit of the ordinance and allowed them to use the square footage that they were allocated but otherwise unable to use.

Mitch said that it met the ZBA standards for dimensional variances and was within community standards.

Gordon agreed that it met standards.

Motion by Mitch seconded by Ben to allow the third floor usage at 8914 Borgman as it generally met the required standards for a dimensional variance.

Yeas: Glidden, Claya, Falik, Hesano, , Meisner, Wallace

Nays: None

Abstention: Wright (voted on plan at planning commission level)

Other Business

None

Public Participation

Chairman Glidden opened the meeting to Public Participation.

Seeing no persons wishing to speak Chairman Glidden closed Public Participation.

Motion to adjourn by Michael, seconded by Adam.

Yeas: Glidden, Claya, Falik, Hesano, Wright, Meisner, Wallace

Nays: None

Meeting was adjourned at 7:53 p.m.

Respectfully Submitted,

Hank Berry
Recorder