

**MINUTES
BOARD OF BUILDING AND ZONING APPEALS**

May 2, 2013

MEMBERS PRESENT: Tate Emerson, Pat Zoller, Clinton Sanders, Doug MacMillan and Adrian Eriksen

MEMBERS ABSENT: Gregg McIlvaine

STAFF PRESENT: Andrew Dutton

I. MINUTES

Doug MacMillan moved, Pat Zoller seconded, to approve the Minutes of April 4, 2013 as received. Motion carried by a 5-0 vote.

II. PUBLIC HEARINGS

Appeal #2013-7. Pete Fluck is requesting area variances from Planning and Zoning Code Section 1133.04(g) to allow an addition to an accessory structure within the required side yard setback, and Section 1149.04(a), an addition to a non-conforming structure, in an R-1 (Suburban Single-Family) District at 1022 East Wayne Avenue.

Pete Fluck, 1022 East Wayne Avenue, stated he wished to add an extension to the rear of his existing garage. Mr. Fluck noted the existing garage was constructed right on the property line; the garage was used for storage. Mr. Fluck stated by constructing the addition 5' off of the property line as required, there would be a "dead space" area which would result. Mr. Fluck further noted that the additional 5' would also provide extra storage space. Mr. Fluck noted the proposed addition would be 6' x 24'.

Mr. Emerson questioned if the existing shed would be removed. Mr. Fluck states yes—the 8' x 12' storage building would be removed.

Mr. Emerson questioned if the Planning Department had received any calls/inquiries regarding the appeal. Mr. Dutton stated he did receive one inquiry asking for a better description/more details about the appeal application.

Doug MacMillan moved, Pat Zoller seconded, to approve Appeal #2013-7 as received (both variances).

Adrian Eriksen voted yes.

Doug MacMillan voted yes and indicated he felt that by granting the variances, it would be less obstructive than what presently existed. Mr. MacMillan further noted that the neighbor's

garage was also located on the lot line, and he felt aesthetically, it would look good and was more appealing.

Pat Zoller voted yes citing the same reasons as Mr. MacMillan.

Clinton Sanders voted yes.

Tate Emerson voted yes, and stated he felt the essential character of the neighborhood would not be substantially altered.

Motion carried by a 5-0 vote.

Meeting adjourned at 5:37 p.m.

Tate Emerson, Chairman

Laurie Hart, Administrative Assistant