

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

October 3, 2019

I. MEETING CALLED TO ORDER AND ROLL CALL

Lukas Gaffey, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Lukas Gaffey, Brad Gowins, Doug MacMillan, and Ken Suchan were present at the meeting. Board member Gregg McIlvaine was absent. Tim Monea, Building Standards Manager, was present representing the City of Wooster.

II. APPROVAL OF MINUTES

Brad Gowins made a motion to approve the September 18, 2019 regular meeting minutes. Stewart Fitz Gibbon seconded the motion. The motion passed unanimously 5-0.

III. PUBLIC HEARINGS

Application #BZA-19-21.

Charles Manis requested an area variance from Planning and Zoning Code Section 1125.03(b)(4)(A.) (iv.) to allow parking between a residence and the right-of-way at 2536 Windsor Avenue in a Single-Family Residential (R-2) District.

Charles Manis, 2536 Windsor Avenue, stated that he wanted to widen the driveway towards the front of the house. Mr. Manis explained that the current driveway was narrow and he could not get in and out of the drive safely because of the on road parking. He continued that the drive was on a hill and he could not back out of the driveway due to the size of his vehicle without driving in the grass. Mr. Manis noted that the drive would be cement and would be nicely landscaped.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Doug MacMillan made a motion to approve application BZA-19-21 as presented. Stewart Fitz Gibbon seconded the motion.

Stewart Fitz Gibbon voted yes and stated that there were unique circumstances and safety issues raised by the owner.

Brad Gowins voted yes and stated that the application would not change the character of the neighborhood, a neighbor had a wider driveway and there were special conditions and circumstances.

Doug MacMillan voted yes for reasons cited by the Board.

Ken Suchan voted yes and stated that the only place to park on the street was on the other side of the street, which was opposite of the driveway.

Lukas Gaffey voted yes for reasons cited by the Board and he noted challenges with on street parking.

The motion passed unanimously, 5-0.

IV. ADJOURNMENT

Stewart Fitz Gibbon made a motion to adjourn. Brad Gowins seconded the motion. The motion passed unanimously, 5-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant