

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

June 4, 2020

I. MEETING CALLED TO ORDER AND ROLL CALL

Stewart Fitz Gibbon, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Brad Gowins, Gregg McIlvaine, Mark Reynolds, and Ken Suchan were present at the meeting. Board member Doug MacMillan was absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF MINUTES

Brad Gowins made a motion to approve May 7, 2020, regular meeting minutes. Gregg McIlvaine seconded the motion. The motion passed unanimously 5-0.

III. PUBLIC HEARINGS

Application #BZA-20-09.

Eric Steinman requested an area variance from Planning and Zoning Code Section 1113.01(d)(3) to allow an accessory building in the front yard and a pool in the side yard at 927 East Henry Street in an R-T (Traditional Residential) zoning district.

Eric Steinman, 927 East Henry Street, stated that he wanted to install a pool, however, the backyard was not adequate for the pool size. Mr. Steinman explained that there was a half unit behind the house and no back yard. Mr. Steinman continued that the proposed pool would be on the west side of the home and a utility building would be moved to the east side of the home.

Gregg McIlvaine asked what the distance was from the back of the house to the property line. Mr. Steinman stated that the distance was about 10 to 12 feet. Mr. Steinman explained that the shed would stick out 2.5 feet further than the house due to a raised garden in the yard.

Ken Suchan asked where the neighbor lived who made positive comments concerning the application. Mr. Steinman stated that the neighbor lived to the west of the home near where the pool would be located.

Mr. Fitz Gibbon 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.

Brad Gowins made a motion to approve application BZA-20-09 as presented. Mark Reynolds seconded the motion.

Brad Gowins voted yes and stated that the essential character of the neighborhood would not be altered and the property was unique as it did not have room in the backyard.

Ken Suchan voted yes and stated that the backyard was too shallow for the pool and noted the neighbor to the west had no objection. He continued that the building on the east side would only be as far as needed to be to avoid the raised garden.

Mark Reynolds voted yes and noted the property was unique and the neighbor was in favor of the pool.

Gregg McIlvaine voted yes for reasons cited by the Board.

Stewart Fitz Gibbon voted yes for reasons cited by the Board.

The motion passed unanimously, 5-0.

IV. ADJOURNMENT

Ken Suchan made a motion to adjourn. Gregg McIlvaine seconded the motion. The motion passed unanimously, 5-0.

Stewart Fitz Gibbon, Board of Building and Zoning Appeals Chairman

Carla Jessie, Administrative Assistant