

## BOARD of ZONING APPEALS MEETING

May 15, 2019 7:00 P.M.

Meeting called to order. Roll call taken. Members present: Dorothy Kerr, Phil Gardner, Sandy Disantis, and Bruce Denton, Jim Spurrier was absent.

Motion was made by Phil to approve the April 17, 2019 minutes. Dorothy seconded the motion. Vote to approve by those present at that meeting was unanimous.

People present who intend to speak to applications tonight were duly sworn in by the court reporter.

Dorothy explained the order and format of the meeting and announced that tonight's meeting will run no longer than 9:00 p.m. If there is any unfinished business at that time it will be continued at the next scheduled meeting on Wednesday, June 19, 2019 at 7:00 p.m. at the Berkshire Township Hall at 1454 Rome Corners Rd., Galena, OH 43021.

Business for the meeting:

1. First order of business is: Application #19-046 by Jean Gordon, AIA, Moody Nolan Inc. Architects, 300 Spruce St., Ste. 300, Columbus, OH 43215 for property owner, Cathleen Pitts for property located at 201 N. Galena Rd., Galena, OH 43021, Parcel # 41721002024000. Application is for a side-yard variance of 10 feet from the property line. Property is zoned PCD.

Application is being presented by Jean Gordon from Moody Nolan Architects. Applicant is requesting a variance for a side yard setback on the south side of the property for the purpose of adding a one room addition to the day care business. It is not possible to add on to the west, east or north side of the building due to existing septic system, parking, and ground mounted heating equipment. Applicant stated that on the south side there is a 6 ft. tall privacy fence on the south side which will remain after the addition is built.

Dorothy and the Board reviewed the seven questions from our zoning code that must be addressed regarding the request. It was determined by the Board that the answers are acceptable and have no additional questions or concerns. The Board noted that they appreciate the completeness and accuracy of the application packet. The Applicant also stated they appreciated the helpfulness of David Weade when they were preparing the Application.

Bruce motioned to approve Application #19-047 for a side yard setback variance allowing an addition to be built which will be 10 feet off the property line to the south. Sandy seconded the motion. The vote by Dorothy, Phil, Sandy, and Bruce was unanimous to approve.

Phil motioned to adjourn the meeting, seconded by Sandy. Vote was unanimous to adjourn.

Respectfully submitted by,

Shawna Burkham

Secretary