



Board of Zoning Appeals
Randy Duncan Bob Hiles Janice Hitzeman Jim Hrivnak Greg Short

MEETING MINUTES
March 12, 2020

Board member Randy Duncan called a meeting of the Board of Zoning Appeals to order on Thursday, March 12, 2020 at 6:30 p.m. Members present included Randy Duncan, Robert Hiles, Janice Hitzeman, and Jim Hrivnak. Board Member Gregory Short was absent. Also present were Rocky Kambo, Assistant Director of Development; Elise Schellin, Zoning Inspector; Karen Mitchell, City Clerk; Pam Friend, Planning & Zoning Clerk; Sandra D. Kin, Certified Senior Digital Reporter, US Court Support and interested parties.

OATH OF OFFICE

City Clerk, Karen Mitchell gave the Oath of Office to newly appointed members Jim Hrivnak and Janice Hitzeman.

STAFF ITEMS

Rocky Kambo welcomed the new members to the Board of Zoning Appeals. He thanked them for their service and offered to answer any questions that members have regarding the board.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Board Member Randy Duncan opened the public comment session. Hearing no comments, he closed the public comment session.

APPROVAL OF MINUTES

MOTION: Board Member Robert Hiles moved to approve the minutes of January 8, 2019. Board Member Randy Duncan seconded the motion. Motion passed. Vote: Y-3 N-0 A-1

APPLICATION FOR VARIANCE

Applicant: Alan Rossi
Location: 243 Smokewood Rd
Existing Zoning: (PR) Planned Residential District
Request: Approval of a variance to reduce the required 30' rear setback line to 24', in order to construct a three-season room.

Sean Kocheran, 351 W. South Street, Worthington: I am here on behalf of Al Rossi who is applying for a variance for a small three-season room he would like to construct. You will notice his property takes a weird angle at the rear property line. We looked at some options where we could potentially put it to keep it within the zoning compliance, but there did not seem to be an appropriate space. The one area in the home is the great room, which has a full bank of windows, so it would obstruct his view. Mostly everything back there is hard to get a demarcation line where the property lines really are, because it is a wetland reserve with all the trees and woods back there. Anyhow, it seems like where it is at now is tucked back and we felt it is the most discreet spot we could put it. It is not a very big structure and I do not think it will be a high impact on the property itself. We tried to explore if there were any other options and there really was not that made any sense. So that there is, what the architect has drawn up.

STAFF REPORT

Ms. Schellin: Based on the way the site is laid-out and where the house lays on the site we just believed that due to practical difficulty we support this this variance. Where the three-season room is proposed, it still stays out of the 25-foot tree preservation zone. The only lot line that is a problem is a 6-foot protrusion into the setback. We do not believe that any neighbors would be affected by this. This house right here, there are also a line of trees blocking the neighbors' view onto the property.

Mr. Kambo: Elise did a great job of explaining what is going on. In addition to what she said about the tree line to the north, you can see that there are actually no neighbors to the south or the rear of it. Therefore, with it protruding 6 foot into the setback it is unlikely that anybody is even going to see when it is put in; that is really all I guess I can add.

Mr. Duncan: Are there any questions?

Ms. Hitzeman: Maybe just a question of process, were the neighbors notified of this variance application?

Ms. Schellin: Yes.

Ms. Hitzeman: Any feedback from the neighbors?

Ms. Schellin: We have not gotten anything back.

Mr. Kambo: Normally our notification requires us to notify neighbors within 250-feet of the location on the application. We sent notifications and did not receive any input from those around it.

Mr. Hrivnak: What is your relationship to the owner?

Mr. Kocheran: I would be the builder for it.

Mr. Hrivnak: Ok, I did not catch that at the beginning.

Mr. Kocheran: I am the intermediate, he is retired and in Florida. He has retained his own architect. We sat down and reviewed the options.

Mr. Hrivnak: Oh, ok.

Mr. Kocheran: I told him I would be more than happy to come.

Mr. Hrivnak: I did run out to look at the property. I guess I would agree that the lot is very irregular shaped and an incursion on the setback against that wetland or easement in the back should be no issue.

Mr. Duncan: Thank you. It seems to make sense.

Mr. Hiles: I do not have any other questions. If no one has any other questions, I will make a motion to approve the variance as submitted.

MOTION: Board Member Robert Hiles made a motion to approve the variance as submitted. Board Member Jim Hrivnak seconded the motion.

Vote: Y-4 N-0

OTHER COMMISSION BUSINESS

ADJOURNMENT

MOTION: Board Member Randy Duncan moved to adjourn the meeting at 6:40 p.m. Board Member Janice Hitzeman seconded the motion. By unanimous consent of the remaining Board Members, the meeting was adjourned.

DATE MINUTES APPROVED:


Randy Duncan
Board Member

07/9/2020  7/9/2020
Date Pam Friend Date
Planning & Zoning Clerk

