

# BOARD OF ZONING APPEALS

## Minutes of Meeting

July 18, 2023

4:45 pm

**Attendance:** Members – Mike Aeling, Brent Barnes (absent), Vice Chair, Dave Lundgren, Chairman; Billy Ray; Eddie Williams (absent); also present are Zoning Inspector Shane Howard, Assistant Law Director William Morris and Engineering Clerk Holland Hite.

**Meeting held in person in the second-floor conference room of the City Administration Building:** The meeting was called to order by Dave Lundgren at 4:45 p.m. Roll is called. All are present.

### 1. Minutes from the May 16, 2023, meeting:

Lundgren states there is no quorum for prior meeting minutes. They will be deferred until a quorum is available for a vote.

**\*\*\*Lundgren reads the Board of Zoning Appeals procedures including appellant recourse\*\*\***

### 2. Gary A. Keppal – 1440 Parkside Dr. – Appeal #23-006

8’ depth variance for garage Sec.1190.02 Specific Terms “Garage, Private”

Shane Howard is sworn in. Zoning Inspector: 504 E. Main St. Alliance, OH 44601. Howard explains this is for a 32’ by 32’ pool barn / garage. The code reads under the definition of garage / private is 24’ by 36’ and does not break it down to square footage, it only gives footage. With that the depth would require a variance for the rear 8 ft. This does meet the requirements for total rear lot coverage that cannot be more than 30%, the lot is 9000 sq ft and it is 1024 sq ft.

Gary Keppal of 1440 Parkside Drive in Alliance OH 44601 is sworn in.

Keppal states he would like to build a 32’ by 32’ garage to store and work on his vehicles.

Lundgren questions is the 32’ by 32’ building a kit that is built.

Keppal responds no, he has gotten estimates and it will be a building built by a contractor.

Lundgren asks if he chose the dimensions.

Keppal states yes.

Lundgren asks if he is aware of the zoning code and inquires as to why he was unable to use those dimensions.

Keppal replies he did not want the 24’ depth, he wanted the 32’ depth so he can have a work bench area in the back. He didn’t want to go 36’ across the whole yard. Would rather have a two-car garage and a work area.

With no others coming forward in opposition, the public portion of the meeting is declared closed.

### Board Members Begin Discussion

Ray states he drove past the lot, and he believes there is enough room for the building.

Lundgren agrees.

Aeiling states it was defined as a three-car garage before but there were no numbers provided. They have numbers and agree they would rather see the depth than the width.

Aeling motions to approve, Ray second. All in favor, motion passes.

**3. Other Business**

Aeling moves to adjourn. Ray seconds. Roll call vote, all agree, motion passes.

The meeting adjourned at 5:00 p.m.

Respectfully Submitted by:  
Holland Hite  
Engineering Clerk