

BOARD OF ZONING APPEALS

Minutes of Meeting

July 19th, 2022

4:30 pm

Attendance: Members Mike Aeling, ~~Brent Barnes, Vice Chair (absent), Dave Lundgren (absent), Chairman;~~ Billy Ray; Eddie Williams; Zoning Inspector Shane Howard, Assistant Law Director William Morris, Engineering Clerk Candice Martin

Meeting held in person in the second floor conference room of the City Administration Building: The meeting was called to order by Mike Aeling at 4:30 pm. Billy Ray, Eddie Williams present.

Aeling reads the Board of Zoning Appeals procedures including appellant recourse

Brent Barnes and Dave Lundgren excused.

1. Minutes from the May 17th, 2022 meeting:

Minutes Tabled. No Quorum. Eddie Williams not present at the May Meeting.

2. Yoder's Quality Construction – 914 Vincent Blvd. - - Appeal #22-010 29 ft. rear yard setback Sec. 1124 Schedule of Regulations

Shane Howard is sworn in. Zoning Inspector: 504 E. Main St. Alliance, OH 44601. Howard explains this appeal is for an addition to be located at the rear. The addition will not meet the rear yard setback at 40 ft. A 29 ft. variance is needed. Howard also mentions that the total lot coverage is ok and just underneath the 25% required.

Ray asks if without the addition, does it meet the 40 ft. rear setback?

Howard replies no.

Aeling asks if anyone is to speak on behalf of appeal.

Chris Herderick is sworn in. Homeowner: 914 Vincent Blvd., Alliance, OH 44601. Mr. Herderick explains they would like to build on. They are going to build on the same length as the original garage. They will be building out 6 ft. It should be the same distance between the fence as it is now.

Aeling confirms that the addition will not be protruding further than the garage.

Mr. Herderick replies no. It will be the same length as the garage.

Williams asks if there is a fence back there and another residence behind.

Mr. Herderick replies yes to both.

Aeling asks if there is anyone else to speak in favor or in opposition. – No one else comes forward.

Declares this public portion of the meeting now closed.

Board Members Begin Discussion

Williams says that the original garage is already 11 ft. off the property line. He doesn't see a problem with it. Williams further mentions that they will still be under the total lot coverage.

Aeling agrees it is not projecting past.

Williams moves to grant the rear yard setback variance. Ray seconds. Roll call vote. All agree. Motion carried.

3. Other Business

No other business.

Williams moves to adjourn. Ray seconds. All agree. Meeting adjourned at 4:43 pm.

Respectfully Submitted by:
Candice Martin
Engineering Clerk