

BOARD OF ZONING APPEALS MEETING  
MARCH 20, 2018  
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Mr. Ramirez

II ROLL CALL

Members Present: Joe Ramirez, Dave Nienaber, Jeff Anderson, Carmen Daniels, Bob Weidlich, Carolyn Ghantous, Gregory Johnson

Staff Present: Randy Campion

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF JANUARY 16, 2018

President Ramirez: Ladies and Gentlemen, this is a Public Hearing and all testimony given in cases pending before this board is to be made part of a public record. All testimony and discussions relative to said variance is recorded and it is from this recording that our minutes are taken. Citizens testifying before this board are directed to sign in at the clipboard at the rear of the room, take their place at the podium, state their names, addresses and the facts, as they are pertinent to the subject before the board. As this is a public hearing, being sworn in prior to giving testimony is required by law. At this time anyone that would like to stand before us and give a statement would you please stand and raise your right hand.

(Members of the audience were sworn in at this time)

President Ramirez: Also, if you have not signed in behind you is a clipboard, would you please sign in. Thank you.

At this time, members have you reviewed the minutes from our last meeting of January 16<sup>th</sup> and do I hear a motion to approve those minutes.

Mrs. Ghantous: I move to adopt.

Mr. Johnson: Second.

(Minutes were adopted with a vote of 7 Aye and 0 opposed and 0 abstained)

V CORRESPONDENCE

None

VI REPORTS

A. Report on Council

Mrs. Ghantous: Thank you Mr. Chairman. City Council met on March 7, 2018. We had six ordinances. Prior to discussing the Ordinances, we had a citizen commendation. Chief Mathis presented a commendation to Brian Frech on Grandin Avenue. Is that right Grandin? On Grandin Avenue. He actually apprehended somebody who was breaking into his shed and come to find out that this same individual had broken into some cars and maybe some other sheds so he got, it was very cool the way Chief Mathis did it. He was commended for his action. Also,

Chief Mathis gave commendations to three Springdale police officers Joseph Robers, Jesse Morgan and Kellen Lyons. He described a situation where there was the possibility for gunfire, these three officers were able to defuse the situation in a very professional manor, and no one was hurt. It was a testament to our officers here in Springdale. So, like I said we had ordinances. We had Ordinance number 14-2018 authorizing the Mayor and the Clerk of Council/Finance Director to execute an agreement with the City of Forest Park to provide prisoner confinement. That was a first reading so we did not take action on that. The next item was Ordinance number 15-2018 adopting a supplemental appropriations estimated receipts ordinance to adjust appropriations for current expenses and other expenditures and adjust estimated receipts for the City of Springdale, Ohio during the fiscal year ending December 31, 2018. That was passed with a 7-0 vote. Ordinance number 16-2016 authorizing the provision of health care benefits to certain part time firefighters for the City of Springdale and declaring an emergency. That passed with a 7-0 vote. We had Ordinance number 17-2018 authorizing the Mayor and the Clerk of Council/Finance Director to enter into a contract with Murphy Tractor and Equipment Company for the purchasing of one John Deere 310SLHL backhoe loader and declaring an emergency. That was passed with a 7-0 vote. We had Ordinance number 18-2018 authorizing Mayor and the Clerk of Council/Finance Director to enter into a contract with the Utility Truck Equipment, Inc. for the purchase of one bucket truck and declaring an emergency. That passed also with a 7-0 vote. Then we had one added to the agenda that was Ordinance number 19-2018 an agreement with Sharonville to split the cost of the Chesterdale Road improvements. That passed with a 7-0 vote. That is all that I have. Jeff do you have anything to add.

Mr. Anderson: No, I think that was all that we covered.

Mrs. Ghantous: Thank you. Any questions from anyone? Okay. That concludes my report.

#### B. Report on Planning Commission

President Ramirez: Thank you for that report. Next report on Planning Commission. Planning Commission met on March 13<sup>th</sup>. Six members were present. One missing, Meghan Sullivan-Wisecup due to an illness. We had two subjects under old business and one under new business. The old business was SCP Springdale LLC, 12110 Princeton Pike; it's the former GEEAA Park. They have been before the board many times and they have been great people to work with. It is for a revision of a Preliminary PUD Development Plan approval for that location application 32930. It was a continuation of a public hearing. In the end, in essence the community was very involved with this. The residents near there, the developer went beyond his requirement and met the needs of the residents with building mounds and a barrier so the residents would not be affected. In the end, the residents were very happy, the developer was happy and it was approved with a 6-0 vote. Next subject was the Calvary Church at 11965 Kenn Road. Application for a Conditional Use Permit application 33229. That was also a continuation of a public hearing. As the conversation went about in essence, they wanted to build a daycare center in the old Temple Baptist Church and their plans showed for a development of a playground area in front of the church. With the discussion you could sense that there not going to be a positive move on this with the location of that playground so they asked if they could table that and continue on also to the next meeting so no vote was taken and it was tabled. Finally, we had new business, TH-Springdale, OH1-1UT, LLC, 11530 Princeton Pike; this is the former Longhorn Steak House at Cassinelli Square. It's a Final PUD/Transitional District Development Plan, application 33329. Basically, this is the hospital yet to be named but it is the hospital the old location of the Longhorn Steakhouse. Discussion on that was not too entailed but basically, it was more on the parking and currently Jake Sweeney uses some of that parking lot over there. That will no longer happen. They presented a plan and that was approved

with a 6-0 vote. Before I go on to the final one, are there questions on those first three? All right. Finally, there was an amendment and I guess we can get everyone a copy if you have interest and it's concerning temporary signs. It's code 153.461 and it is allowing the City to use temporary signs where previous, we wanted to make sure the City was in alignment with what the general public had to do with restriction on signage. It is quite long so I am not going to read the whole code. There are seven different areas but in the end, it was all approved after discussion there wasn't any major concern or any issue. It was written by the law department so we put our stamp on it and it was approved with a 6-0 vote. Any questions on that. I see we have some lights up. Mr. Weidlich.

Mr. Weidlich: On the hospital, are they taking over the whole Cassinelli square property or just a portion of it?

President Ramirez: Just a portion. Just the part up front where the steakhouse was.

Mr. Weidlich: It just seems kind of small for a hospital.

President Ramirez: The concept is, it is not quite an Urgent Care but it's not a Mercy Hospital either. They will take emergency patients in and they will have ambulance traffic but it won't be a full-blown hospital. I think the number was, it's called a level four non-trauma.

(Talking off mic.)

Mr. Weidlich: So they won't be having any in patient care there.

Mr. Anderson: They will have some.

Mr. Weidlich: Oh, will they. Okay.

Mr. Anderson: Seven beds I think.

Mrs. Ghanous: Seventeen.

Mr. Anderson: I think 17 beds, a portion of those are inpatient for short term. I think from what I had heard.

Mr. Weidlich: Okay. Thank you.

President Ramirez: Mrs. Ghanous.

Mrs. Ghanous: So, on the temporary sign thing, the City now has the ability to go beyond what the residents can do?

President Ramirez: The City has the right now you will see them, the signs that may be for construction, a lighted sign and it may at one time have an advertisement that the Rec center is having an event. It won't be the small yard signs that you see so it will be the construction type sign. They have yet to purchase it as I understand, it has to go to Council, but they have not purchased this sign yet.

Mrs. Ghanous: So, it was rewritten to accommodate the use of that new temporary, portable sign.

President Ramirez: Yes.

Mrs. Ghanous: Okay. I understand. Thank you.

President Ramirez: Mrs. Daniels. Oh, sorry go ahead.

Mr. Anderson: I was just going to update that. I think that still has to go to Council. I think it is on the agenda for either the next meeting or the one after it. What was being proposed?

President Ramirez: They wanted to make sure it was okay before they went ahead and purchased the sign.

Mrs. Daniels: Can we get a copy of that in our packet for next month.

President Ramirez: If anybody would like to read it, I have a copy here by the way. That concludes the report on Planning. Are there any questions on that?

VII OLD BUSINESS

None

VIII NEW BUSINESS

A. Manuela Beatriz Trujillo Chavez, 1309 Wainwright Drive, Springdale, Ohio, Application for a Zoning Variance from section 153.252(G)(1) to allow the conversion of a garage to living space. (Application 33359).

President Ramirez: Would whomever is representing this application please come forward. You can both come up. Would you just tell us the reason that you are looking for a variance from the current zoning.

Ms. Alvarez: Well according to her, they have it wrong because she is not trying to turn the garage into a room. When someone went in there, they saw a room that was already made and I guess that they thought that was part of the garage. So, what she is applying for is to see if she can have the room that is already built is accepted.

President Ramirez: So, the room is currently built in the garage?

Ms. Alvarez: There is no room. So, the garage is separate from the room that was built. So, we have a living room, half of the living room is cut into a room, and I guess they confused that room with part of the garage. The garage is not being used as a room.

President Ramirez: Okay. Anything else that you would like to add before we move on?

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Ms. Alvarez: Apart from that there is, she is building an indoor enclosure porch in the back that is still being built and we do have the permits for that.

President Ramirez: You have a permit for that. First off, would you please state, could you have her state her name and address and then you do the same.

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Mrs. Trujillo Chavez: My name is Manuela Beatriz Trujillo, my address 1309 Wainwright.

President Ramirez: Thank you. Could you do the same please.

Ms. Alvarez: I'm Jazmin Alvarez and I live at 1309 Wainwright Drive.

President Ramirez: Thank you. Anything else you would like to state? We can come back to you if you would like. There may be some questions for you.

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Ms. Alvarez: That will be all for the moment.

President Ramirez: Okay.

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

President Ramirez: At this time staff comments.

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Ms. Alvarez: She says that she apologizes she did not know that we needed a permit or anything to build a room inside the house.

President Ramirez: Thank you.

(Talking off mic)

Mr. Champion: Are you ready for the staff report?

President Ramirez: Staff comments yes please.

Mr. Champion: Okay. Request to convert and attached garage to living space at 1309 Wainwright Drive. The subject property is zoned Residential Single Household High Density. The applicant wishes to convert the existing garage to living space consisting, involving a bedroom. A single car garage of at least approximately 240 square feet is required in the RSH-H district. A copy of the table 252-2, Section 153.252(G)(1) is attached.

Representatives of the Building and Police departments have observed that the space has been converted to living space. The space was being used as a sleeping room. The property owner was advised that the conversion of the space was unlawful and was order to immediately cease using the space as a sleeping room and apply for a variance to permit the conversion to continue. The owner previously obtained a building permit for a porch enclosure, which has been underway for an extended period of time. Staff believes the building permit for the covered porch could be revised to include HVAC, insulation, electric etc. to facilitate a room addition, which could be used for a bedroom(s). It appears that in so doing, the owner's need for more space could be satisfied without the need for a variance.

Garages have been a requirement of the zoning code for some time. The purpose of the requirement is to provide a place for automobile parking and miscellaneous storage. The goal is to minimize the need for on-street parking and the associated safety hazards, and to provide a place to store lawn and recreational equipment indoors without the need for an out-building (shed). In a relatively high-density residential area such as the RSH-H district, this is particularly important.

In the event a variance is granted, a separate building permit is required. Properly sized windows, code compliant electric, smoke detection and carbon monoxide detection devices will be required.

A statement of condition s and findings listing the factors for consideration of the granting of a variance is included. Each of the factors should be considered by the

board. As stated in 153.206(B)(4)(j), “No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined in its own facts.” Gregg Taylor, Building Official. That concludes my report.

President Ramirez: Thank you. At this time, would anybody from the audience like to comment on this case? We will take Mr. Vanover first, if you would like to remain seated you can. Mr. Vanover. Please state your name and address.

Mr. Vanover: Tom Vanover, 11982 Tavel Court. Back, well, I’ve been in conversation with several of the residents about this property for quite some time. You mentioned the addition on the back. It’s a concrete block, looks closer to a bunker. It’s got PVC conduit, some of it, I’m not sure if it is actually electrical conduit or plumbing conduit sticking about three or four feet up in the air above this unfinished structure and from the public roadway from Marwood on the back of the house, I was over there today, all of the gutter fascia is off of the house so in essence the attic is exposed all the way in which is a haven for inviting animals to get into and we all know the associated problems with that. The property as was mentioned, it was police matter that they stopped and they found 10 beds in there. They found that the conversion had taken place with that. Mention the building well also with the electrical code would have to be upgraded. There is going to have to be arch fault breakers in there. I don’t know if the panel will take it so it may take an entire panel upgrade to. Also, you can see from Wainwright, I’m sorry not Wainwright, from Marwood, there are probably, look like 16, 12, 16, 14’ lengths of board leaning against the shed in the back yard. I mean this is all visible. I would not want to live next door to this. I would be highly upset and I know several, matter of fact the one resident she called tonight and unfortunately, she had a medical emergency with a family member and could not be here but this, you can go back, I’ve got, there has been police report activity going back to 2016 on this property. It looks like on the Building Department it goes back to 2016 there was a roof repair, a reroof and I don’t know that that’s been done. The permit was, well it expired and then another one was opened and it doesn’t appear that there was compliance on that. The patio room, the permit expired and they have reopened another permit on that. I’m in construction and I know delays happen but this to me is untenable to ask our neighbors to not only look but live in this situation. There have been several other issues with the residents of this house and fitting in to the community. So, that is my take on it.

President Ramirez: Thank you for those comments. Yes sir. Please state your name and address.

Mr. Noes: Yes, Robert Noes, 1294 Wainwright. I live right across the street from the property. It is very noticeable just about half the way up the street on Marwood, I mean on Wainwright. It has been like that for a long period of time. At least a year I think. I’ve lived there 40 years now, 40 years in May and I’m just concerned about my property value too. My wife and I are soon to be retired and when we do, we might want to sell our home and I’m just interest in if everything is up to code and everything looks good and take the necessary repairs then I’ll have no more complaints.

President Ramirez: Thank you sir. Anyone else would like to comment? Would the applicant like to address any of those concerns?

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Ms. Alvarez: Yes. She wanted to say that part of what is in the back there is rebar sticking up she is trying to gather the money to finish the property. The back of the thing to be built. She did renew the permit because the time had run out but she is waiting for the weather to get better in order to finish it.

President Ramirez: Thank you. At this time, we are going to close the portion of the public discussion. Would any board members have any questions? Yes, Mrs. Ghantous.

Mrs. Ghantous: Thank you. So, it says here that the staff believes that the building permit for the covered porch could be revised to include the HVAC, insulation, electric etc. to facilitate a room addition, which could be used for bedroom(s). It appears that in doing so the owner's need for more space would be satisfied without the need for a variance. What Mr. Vanover was describing didn't sound like that would exactly work with some of the other multiple issues. So, I guess I just need to address this to the staff. When I read this, it seemed like a simple fix. It seemed like this is a good idea. They're doing what they are supposed to do; it allows them the extra room except after hearing Mr. Vanover's description it didn't seem quite so simple. It seemed like it is pretty complex and that maybe this simple solution wouldn't solve all of the problems.

Mr. Campion: Well the permit that they have, the addition on the back is for a room that has a roof on it and a block structure but it has openings in it so it is essentially a covered exposed room like a covered patio.

Mrs. Ghantous: What do you mean by openings, just windows?

Mr. Campion: It doesn't have windows in it, it has openings.

Mrs. Ghantous: Really, so those holes were not going to have glass and a frame and stuff in them.

Mr. Campion: No. If they wanted to convert it to a bedroom or a living space, make it part of their house they would have to put window in it, they would have to put heating in it and ventilation and electric. And, they would have to insulate it. Now in doing that they would have to meet the code so if it took a service upgrade that is what they would have to do. Whatever is required to meet the code, but that is an option they could do. They could convert that space to make it really an addition on the house rather than an exterior enclosure which is what she had asked for in the beginning.

Mrs. Ghantous: So, do we know that the space is currently not being used as a sleeping room.

Mr. Campion: The outdoor space is not be used.

Mrs. Ghantous: What about the other, the original.

Mr. Campion: The garage? They had a complaint, and they investigated and there were beds in there. They came back and all the beds had been removed. So, to our knowledge, the garage is not being used as a living space and they are here to apply for a permit or a variance to do that.

Mrs. Ghantous: And then it sounded like there were many, many issues. Had there been any violations you know ordered by the building department for work to be done?

Mr. Campion: I don't have that with me. It could be there are violations. We can check into that and let you know but I am not aware.

Mrs. Ghantous: It seems like it might be more complex than just what we are reading on this paper here. For me, it seems like it is way more complex than what is described on the paper here. Does anybody else think that to?

President Ramirez: I'm looking at the request is to have a new room 8' x 12' and they need to build a window. I know that they reapplied for that room in the back and that seems to be a major concern that is not part of the request for a variance. So, I don't know if we need to address these separately.

Mr. Campion: The room in the back would not require a variance. So, if they convert that space in the back to living space and they put windows in it, insulate it, and run electric to it and have some form of heat for it that meets the building code they don't need a variance for that. The rear enclosure has the required rear and side yard setbacks. There is no need for a variance. What I believe they are asking for is a variance to convert the garage to living space and that is all that this board is here to review.

Mrs. Ghantous: I understand that part and I'm perfectly cool with all that but I think that there has been a lot of information presented here today that really can't just let be swept under the table. So, there needs to be, after we deal with this, there seems like there are many other issues that need be addressed.

President Ramirez: The question for the applicant. What are your plans for finishing the room in the back? I know that's not the question before us tonight but my thought is if you had that completed would you need the garage conversion?

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Ms. Alvarez: Okay, what she is trying to explain is that separate from the garage there is a room that is built in already. That room she built in and that is what she is trying to get the permit for. To see if she can keep it, so she is confused about when you say turning the garage into a room, she is thinking of her getting a permit for the garage for it to become a room.

President Ramirez: Okay. Further discussion. Mr. Johnson.

Mr. Johnson: Thank you. I have a question. The information that was given to the residents to cease and stop do you have a copy of what that communication was? Just, I just want to be clear on what was said to them or told, what they understand that they had to stop doing. That they were doing because I think that part of her conversation or her response back to us is her confusion so it sounds like that we have already given her or given them direction on what they cannot do.

Mr. Campion: Yes, we have ordered them to stop using the garage as a living space and they have done that. They have removed the bed, they are just using it for a garage, and then they are applying for a variance to convert the garage.

Mr. Johnson: Correct.

Mr. Campion: The room that is inside the house, I only know what is in the staff report and it does not really address that room that is in the house. If that was converted without a permit then we would require them to have a permit for that. Okay. That is something that we can address with them but that is not something that they need a variance for.

Mr. Johnson: Okay. So, I think you actually answered my next question with that question because I was getting ready to say was it applied for to convert the half of the living room into a room and it sounds like it wasn't so far. The other thing is, I actually had a chance to drive by and take a look at it because I was a little confused from the pictures and I agree that there is a lot going on at the residence in the back half of the residents so that answers my questions. Thanks.

President Ramirez: Mr. Nienaber.

Mr. Nienaber: Mrs. Trujillo

President Ramirez: Is your mic. on?

Mr. Nienaber: Mrs. Trujillo, Jazmin mentioned several times that a room built inside the house. By that are we talking about you built a room inside the garage or because?

Ms. Alvarez: No, the room, so it's the garage and then right, like before you go into the garage there is a room. I don't know.

(Mrs. Trujillo talking off mic.)

Ms. Alvarez: So, part of the living room that was there originally turned into a room but the garage was not touched or messed with.

Mr. Nienaber: Okay, you just partitioned a room, Oh okay.

Ms. Alvarez: Yes, that is what we are trying to explain.

Mr. Nienaber: Alright, now I follow you. I was thinking that was your way of phrasing, having finished part of the inside of the garage but that sound like you have not done that.

Ms. Alvarez: Right.

Mr. Nienaber: Our biggest difficulty here is whenever we grant a variance it goes on forever, even after you sell the house that variance stays with the property and that is why we are always very deliberate in granting any variance and that neighborhood really doesn't have room to park any more cars on the street. That is part of the reason for the city having an ordinance that requires a garage and we are, would prefer not to have any more garage conversions. As of when they, the new set of zoning regulations came into effect that kind of put a stop to all of that. That is part of why some of the conversation has gone on about the addition that you put in the back yard. I just wanted to explain where that was coming from.

Ms. Alvarez: Okay, so you are saying that even if she wanted to turn the garage into a room she couldn't because of the amount of conversions that there have been?

Mr. Nienaber: She can or cannot based on how we vote tonight.

Ms. Alvarez: Okay.

Mr. Nienaber: I was just kind of explaining the board's position in general.

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Mr. Nienaber: Okay. Thank you.

President Ramirez: A couple comments here. Keep these in mind when we are discussing some of the reasons for either granting or for denying a variance and one of them is whether the variance is substantial. We have to decide if that is substantial or not. Whether the essential character of the neighborhood will be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance. Whether the spirit and intent behind a resolutions, ordinances, regulations and measures and orders would be observed and substantial justice done by granting this variance. These are just some of the things, guidelines that we go by to determine whether a variance should be approved or not. I think at this point we need, I would like to resolve the garage and the variance. That is really what the

intent was and I think with the help of staff monitoring the construction of that room in the back because one of the conditions here is if you can do something other than get a variance and still get to your goal by having more living space which would, finishing that back yard would reach that goal. So, if members don't mind I'll take these other two questions. Mrs. Daniels.

Mrs. Daniels: Good evening. Thanks for coming out. I do have a question. What is this a picture of? Is this

Ms. Alvarez: Yes, that is the room that we are talking about the one that was built in, the living room.

Mrs. Daniels: So where is this?

Ms. Alvarez: It's the door; the door is to that room. That is the garage one and the one on the left door

Mrs. Daniels: That is the garage?

Ms. Alvarez: Yes, the door on the left is the room that was built in, in the living room so it is not part of the garage it is separate from the garage.

Mrs. Daniels: Thank you.

President Ramirez: Mr. Weidlich.

Mr. Weidlich: Thank you. The portion of the garage that is remaining, is it possible to get a car in that garage and shut the door behind it?

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Ms. Alvarez: She said yes that you could put a car in there and shut the garage door.

Mr. Weidlich: Okay, how much of the length/depth of the garage is got used for the room.

Ms. Alvarez: The garage was not messed with to make the room the living room was, so we used part of the living room that was in the house to make the room. We did not use the garage to make the room at all.

Mr. Weidlich: I'm talking about the room that's been built in the garage?

President Ramirez: There is not one right now.

Mr. Weidlich: Oh, I thought one was built there already and that they got

President Ramirez: What they are saying is that the garage remained intact and on the other side of the garage is where they built inside they took out part of their living space.

Mr. Weidlich: I got that, I thought they had already built a portion of the garage up.

Mr. Campion: They just put that stuff in.

Mr. Weidlich: Okay, I'm sorry I misunderstood that.

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

President Ramirez: Any other discussion on this subject?

Mr. Weidlich: The only other thing that I had was that there does not appear to be any egress from the garage if they would build a room in there. They would have to do that as well.

President Ramirez: Another thing to keep in mind, not too long ago maybe six months ago when they redid the zoning, and the requirements this was addressed we have not had an approval of a garage conversion since then. You may see other people in your neighborhood with a conversion of a garage but that was previous to the change of the zoning laws so just keep that in consideration. Any other discussion? I don't see any other lights. Would someone like to make a motion and this motion would be on the conversion of the garage.

(Ms. Alvarez spoke off mic. with Mrs. Trujillo to translate)

Ms. Alvarez: She just wanted to add that we don't put the car in the garage because she basically uses it for storing. She says that she has lockers and cabinets stored in the garage.

President Ramirez: Okay. Motion? Anyone? Oh I'm sorry, Mr. Nienaber.

Mr. Nienaber: I move to grant the owner of 1309 Wainwright Drive a variance to section 153.252(G)(1) to allow the garage to be converted to a living space.

President Ramirez: Do we have a second?

Mrs. Ghantous: I'll second it.

President Ramirez: Second. Secretary would you please pole the members.

(Secretary polled the members and the motion was defeated with a vote of 7-0, all members voting against the motion)

President Ramirez: Sorry it's been voted down but I would like to say that the addition in the back is still on board if you complete that and at this point, if we could enlist the staff to keep an eye on the progression on that. Is there a deadline to finish that at this point?

Mr. Champion: A permit is good, essentially as long as you do work, some work on it every six months. So, and it was probably expired because nothing happened for a six month period. But if you could keep us in the loop and we would like to talk to you about the addition in the back.

President Ramirez: Finally, Mr. Champion, would they need a permit for the room that was completed inside?

Mr. Champion: Yes, they would.

President Ramirez: So, if you would, it is just a matter of asking for a permit, there is no variance required for the room that you built on the inside. Just ask for a building permit for that you don't need to come before the board for that.

Ms. Alvarez: Okay, so to be clear what we came here for is because you guys thought we turned the garage into a room and then you guys said no to that even though we weren't going to do it. Okay.

President Ramirez: Yes, that was a no. I wish you the best of luck with finishing that back section, I think that would help you out quite a bit.

Ms. Alvarez: Okay, thank you.

President Ramirez: Thank you for coming in. I think we accomplished what we were after, addressing the variance request and hopefully to appease our neighbors. They will keep an eye on the property and the progression.

## IX DISCUSSION

President Ramirez: Mr. Johnson.

Mr. Johnson: I have one question. A few months ago we were talking about the old restaurant down the street and the signage, Beef 'O' Brady's. There was the owner, the bank was trying to sell it, did they ever close that deal?

President Ramirez: I had a discussion at Planning Commission with the Mayor and there has been no movement on that yet as far as he knew.

Mr. Johnson: Okay.

President Ramirez: They took it down to court downtown and as far as I know they accepted that they were responsible for taking down the sign but by going downtown they basically got an extension so their intent is hoping they fill that space before that end date comes so that they can complete that. Mrs. Daniels.

Mrs. Daniels: Mrs. Ghantous, you mention during your report on Council that Chesterdale was getting done. Did you give a date; I missed it, on when it may start?

Mr. Anderson: I'm sorry, Chesterdale?

Mrs. Ghantous: Isn't that this summer?

Mr. Anderson: Yes.

Mrs. Daniels: It's from

Mr. Anderson: It's late; it was late though because I thought it was late summer or early fall.

Mrs. Ghantous: (talking off mic.)

Mrs. Daniels: And it is from Crescentville all the way down to Kemper, the whole street or just

Mrs. Ghantous: (talking off mic.)

Mrs. Daniels: Chesterdale is the main street, so is it from Crescentville all the way down, how far?

Mr. Vanover: (talking off mic. from audience) Valdosta to Crescentville.

Mr. Anderson: Valdosta

Mrs. Daniels: So not before the school so that is right after the school.

Mr. Vanover: (talking off mic. from audience) The stop sign.

Mrs. Daniels: Okay. Thank you.

President Ramirez: It is not on here but I don't know if everybody was aware that I requested that we do some training and Planning Commission was also going to be involved and the intent is to have a breakout session after our main discussion with Anne McBride's group and I highly recommend that we attend that. I will be there, it is April 3<sup>rd</sup>. We don't know the exact time, it somewhere between 5:30 and 6:30. Mr. Taylor has not nailed down that time yet, but it would do us a world of good. Some of here has been to that previous.

Mrs. Daniels: What day is that on?

President Ramirez: Tuesday, I believe.

Mr. Nienaber: More information to follow as far as the time.

President Ramirez: The time yes but the date is secure.

Mr. Nienaber: Will it be here?

President Ramirez: Yes. Any questions on that? I'm sure Liz can help us with that when you know or send out an email. Very good. Any other discussion.

X ADJOURNMENT

President Ramirez: Do we have a move to adjourn?

Mr. Nienaber: I move to adjourn.

Mrs. Ghantous: Second.

President Ramirez: Please pole? Let's just do a global approval. All in favor say Aye. (7 Aye 0 Opposed.) That's funny nobody opposes that. The meeting is adjourned.

Respectfully submitted,

\_\_\_\_\_, 2018

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Chairman, Joseph Ramirez

\_\_\_\_\_, 2018

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Secretary, Carmen Daniels