

BOARD OF ZONING APPEALS MEETING
JUNE 23, 2020
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Chairman Anderson.

II ROLL CALL

Members Present: Jeffrey Anderson, Dave Nienaber, Tom Hall, Carolyn Ghantous, Douglas Stahlgren, Michelle Miller, David Gleaves

Staff Present: Carl Lamping, Anne McBride

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF MAY 26, 2020

Motion to approve the minutes presented by Mrs. Ghantous and seconded by Mr. Nienaber.

(Voice vote taken and the minutes were approved with a vote of 7 to 0.)

V CORRESPONDENCE

None.

VI REPORTS

Report on City Council

Mrs. Ghantous provided a report on City Council meeting held on June 17, 2020. There was discussion between Mrs. Ghantous, Mr. Anderson and Mr. Lamping to clarify an item from the City Council Meeting.

Report on Planning Commission

Mr. Hall provided a report on the Planning Commission for June 9, 2020 that it was cancelled. There was no questions or discussion.

VII CHAIRMAN'S STATEMENT

Chairman Anderson read the Chairman's Statement.
One member of the audience were sworn in.

VIII OLD BUSINESS

None.

IX NEW BUSINESS

A. Timothy M. Teglovic, 543 Grandin Avenue, Springdale, Ohio, request for a variance from Section 153.254(H)(4)(a) to construct a front porch with roof within the required front yard. (Application 36954) **PUBLIC HEARING**

Mr. Lamping provided an overview of the application describing the work that the applicant wants to do that requires a variance.

Mr. Teglovic spoke to the Board and explained his proposed front porch and roof project in more specific detail. He also discussed the photos that he provided in his application to give further details and noting that the steps coming from the proposed porch will be maintaining the line of the already present walkway at the house.

Chairman Anderson discussed with the applicant and Mr. Lamping, the placement of the house with regard to the surrounding homes.

Mrs. Miller joined the discussion asking and confirming the positioning of the steps with the applicant.

Mr. Nienaber clarified with the applicant and discussed the design of the porch and stairs. Applicant, during the discussion, mentioned that he did not want to put a Formula 1 spoiler on the back of a Honda and that he was wanting to be aesthetically pleasing and fit what he already has and to keep it to a size to have a two person porch swing.

Mr. Nienaber asked to have the applicant clarify if there was anything unique about the site to give a reason to grant the variance and described why he asked this. Mr. Lamping stated it appears the abnormal condition is that the location of the existing sidewalk is set, and the applicant is trying to work to this existing condition. Mr. Teglovic agreed.

Mr. Gleaves stated that this would add to the house and look nice. He questioned if there were any other homes given variances similar to this and Mr. Lamping was not aware of any at that time.

Mrs. Ghantous mentioned that this was an excellent presentation and that she would be voting in favor of the variance and Mr. Stahlgren along with Mrs. Miller also are in favor of the variance.

Chairman Anderson spoke in favor of this as well. He then addressed the applicant asking if there was anything else that he would like to add.

Mr. Teglovic did not have anything else to add but did thank everyone for their time.

Mr. Stahlgren made a motion to grant a variance to the owner of 543 Grandin Avenue, Timothy Michael Teglovic and Andrea Dawn Teglovic regarding BZA application number 36954, received May 2, 2020. Applicant is requesting a variance from Springdale Zoning Code Section 153.254(H)(4)(a) for a front yard setback encroachment to construct a front porch with roof overhang over the existing porch. Specifically the variance request is to allow the non-enclosed roofed front porch to exceed the allowable 6' projection to a 10' projection.

Mr. Gleaves seconded the motion.

Secretary Hall took a voice vote and the motion was approved with a vote of 7 to 0.

Chairman Anderson confirmed the vote of 7 to 0 in favor and thanked the applicant for coming in and that the addition looks fantastic and would add to the neighborhood.

X DISCUSSION

Chairman Anderson did mention that since we changed the format for the minutes that we kept the key points and that we will continue doing that.

XI ADJOURNMENT

Mr. Nienaber made a motion to adjourn.

Mr. Hall seconded the motion.

Chairman Anderson adjourned the meeting.

Respectfully submitted,

_____, 2020 _____
Chairman, Jeffrey Anderson

_____, 2020 _____
Secretary, Tom Hall