

BOARD OF ADJUSTMENT
December 6, 2017
6:00 P.M.

The meeting was called to order by Co-Chairperson Sullivan and on roll call the following members were present:

Aaron Rasko
Jim Sullivan
Reed Thacker

Also present: Robert Dale, Tina Gilfanov and Rich Parker.

The minutes of the October 4, 2017 meeting were approved on a motion by Reed and seconded by Rasko. On voice vote: All ayes.

The application from Robert Dale to construct a garage at 406 East 2nd Avenue, which is in an R-2 (Single and Two Family Residential) zoning classification. The applicant requests a one foot variance leaving a 4 foot back yard setback. Chapter 165 Zoning requires a 5 foot rear yard set back for an accessory structure.

Robert Dale spoke regarding his request stating the new garage has the same footprint as the previous existing garage.

Motion was made by Thacker and seconded by Rasko to approve the request to construct a garage at 406 East 2nd Avenue with a variance leaving a four foot rear yard setback with a one year time limit to complete construction. On voice vote: All Ayes.

Consider by general rule allowing a yard requirement exchange between a side street yard and a rear yard only in situations of double corner lots.

Rich Parker explained how a side and rear yard can be interchanged and the need to add side street to the definition in cases of lots with more than one corner on a public right-of-way. The Board discussed the need to amend Chapter 165.03 53 regarding side street definitions.

Motion was made by Sullivan and seconded by Rasko to allow by general rule a yard requirement exchange between a side street yard and a rear yard only in situations of double corner lots.

Meeting adjourned.

James Sullivan, Co-Chairperson

Rich Parker