

On December 15 2020 at 7:30pm via a remote meeting, Chairman Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Glenn Clark
Thomas Desmond
David Eisenbacher
Aaron Green
James McCauley
Sadek Rahman

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney
Jackie Ferencz, Planning Administrative Assistant

2. PROCEDURE

3. APPROVAL OF MINUTES – November 17, 2020

Moved by Eisenbacher
Seconded by McCauley

RESOLVED, to approve the November 17, 2020 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

- A. VARIANCE REQUEST, OLLIE APAHIDEAN, VACANT-BLACK OAK PARCEL (88-20-11-226-004): A variance to split a property into 3 properties, variance to allow two of the properties to have a lot width and frontage of 30 feet, and the third to have zero lot width and frontage. The Zoning Ordinance requires each property to have 85 foot lot width and frontage.

Motion to move item to 5C on agenda to allow applicant to provide the Board additional requested information.

Moved by Green
Second by Eisenbacher

Motion to amend and to move item 5A to item 5F, and allow a 15 minute recess after 5E to allow review of requested documents submitted for 5A.

Moved by McCauley
Second by Green

RESOLVED, to amend the motion.

Yes: All

MOTION PASSED

Vote on the first motion:

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, 224 WEBB, JOSEPH MANIACI FOR MONDRIAN PROPERTIES LLC: A variance to split a parcel of land into two parcels. One parcel is proposed to be 13,844 square feet. The other proposed parcel is proposed to be 13,571 square feet and have 98.03 feet frontage and width. The Zoning Ordinance requires each proposed parcel to be 15,000 square feet and have 100 feet frontage and width

MOVED by McCauley
SECOND by Desmond

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- C. VARIANCE REQUEST, 4857 RIVERS EDGE, JOE NOVITSKY FOR JSN ARCHITECTURE: A variance request to allow a home addition to be set back 39 feet 3 inches from the rear property line. The Zoning Ordinance requires the addition to be set back 45 feet from the rear property line.

MOVED BY Green
SECOND BY Desmond

RESOLVED, to grant the request.

YES: All

MOTION PASSED

- D. VARIANCE REQUEST, 1041 PADDOCK, THOMAS LEININGER FOR ADVANCED BUILDERS: A variance request to allow a home addition to be set back 39.79 feet from the rear property line. The Zoning Ordinance requires the addition to be set back 45 feet from the rear property line.

MOVED by Eisenbacher
SECOND by Green

RESOLVED, to grant the request.

YES: All

MOTION PASSED

- E. VARIANCE REQUEST, 2975 THALES, THOMAS LEININGER FOR ADVANCED BUILDERS: A variance request to allow a home addition to be set back 36.5 feet from the rear property line. The Zoning Ordinance requires the addition to be set back 50 feet from the rear property line.

MOVED by Eisenbacher
SECOND by Green

RESOLVED, to grant the request.

YES: All

MOTION PASSED

- F. VARIANCE REQUEST, OLLIE APAHIDEAN, VACANT-BLACK OAK PARCEL (88-20-11-226-004): A variance to split a property into 3 properties, variance to allow two of the properties to have a lot width and frontage of 30 feet, and the third to have zero lot width and frontage. The Zoning Ordinance requires each property to have 85 foot lot width and frontage.

MOVED by Eisenbacher
SECOND by Desmond

RESOLVED, to grant the request.

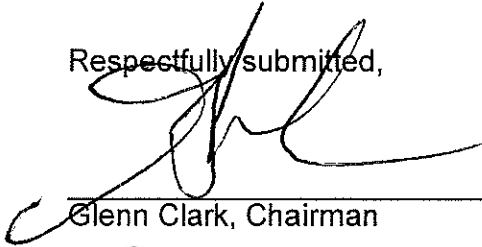
YES: Desmond, Eisenbacher, Bossenbroek, Rahman
NO: McCauley, Clark, Green

MOTION PASSED

6. COMMUNICATIONS – None.

7. MISCELLANEOUS BUSINESS – Board received 2021 ZBA meeting dates.
8. PUBLIC COMMENT – Miscellaneous Board member comments.
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 11:04pm.

Respectfully submitted,



Glenn Clark, Chairman



Paul Evans, Zoning and Compliance Specialist

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