

CITY OF WEST CARROLLTON
BOARD OF ZONING APPEALS

February 8, 2007

7:00 P.M.

Present

Ms. Colleen Smith, Chair
Ms. Janet Myers, Secretary
Ms. Nancy Wagner
Ms. Rebecca Lucas
Ms. Erin Belangia-Sanchez

Staff

Greg Gaines, Director of City Planning
Alicia Waymire, Asst. Clerk of Council

Members Excused

None

Council Members Present

None

The Pledge of Allegiance was given.

The Roll Call was taken.

APPROVAL OF MINUTES AND RESOLUTIONS

The minutes of the January 11, 2007 meeting were approved as written.

Resolution BZA-2006-6, 6 Elmview Circle, was approved as written.

PUBLIC HEARING

BZA-2006-7, 102 Squire Street (Variance for a Shed in the Front/Side Yard)

Mr. Gaines presented the Staff Report. Mr. Gaines stated staff supports this variance request, in that it meets the standard of section 154.06.01(D)(2) of the Zoning Code in authorizing variances for lots of substandard size which causes exceptional difficulties and undue hardship in the enjoyment of rights granted to property owners within the same district, and in that the request does not substantially impair the public good. He indicated that staff recommends approval of a variance from Section 154.16.01 (B) (1) (b) for this request at 102 Squire Street, to permit an accessory structure within the side yard. The variance is recommended for the indicated reasons.

Mr. Gaines answered questions by the Board about whether the shed was already built, and if it would stay in the same location it currently is. Mr. Gaines replied that Mr. Cox had mistakenly erected the shed without a permit. After receiving a complaint from Mr. Cox's neighbor, the Code Enforcement Office informed Mr. Cox of the permit requirement. Mr. Cox's permit application was rejected as accessory structures are prohibited in the front or side yards, necessitating this variance request. The shed originally was located on the northern property line, which led to the complaint, but Mr. Cox moved it to approximately 8 feet south. Mr. Cox indicated that he would work with the code enforcement officer to meet any regulations, and that the neighbors had signed a release for expressing their support for the storage shed.

After discussion, a motion was made by Ms. Lucas, seconded by Ms. Smith, to approve the variance to permit an accessory structure within the side yard based on the applicants substandard lot size and the fact that it has insufficient area to allow use of the property that owners of standard-sized property may enjoy. The vote was unanimous.

OLD BUSINESS

None.

NEW BUSINESS

None.

UNSCHEDULED BUSINESS

Ms. Lucas mentioned that the Board was supposed to vote on proposed changes to the bylaws. Ms. Myers asked if this could be done at the next meeting. It was agreed that they would review the changes at the next meeting. Ms. Lucas mentioned some of her concerns which will be discussed at the next meeting, including secretarial responsibilities and the legal notice requirement. Ms. Lucas also requested that meeting agendas be posted on the city's web site in advance of the meeting, and that meeting minutes be posted as soon as possible.

COMMENTS BY THE AUDIENCE

None.

ADJOURNMENT

A motion by Ms. Myers, seconded by Ms. Wagner, to adjourn the meeting at 7:30 p.m.

Chair

Secretary

Date: _____