

Board of Zoning Appeals

January 21, 2016

Meeting Minutes

Mr. Kevin Zeiher called the meeting to order at 4:30pm. The following members were present: Mr. Kevin Zeiher, Mr. John Mears and Dr. Bill Semans. Casey Sparks was present from the Planning Department. Mr. John Feick and Mr. Walt Matthews were not in attendance.

Mr. Zeiher opened the meeting briefing the only item on the agenda. Application for variance to allow the renting of five rooms within the R2F zoning district at 403 East Adams Street, also known as the Rush Sloan House, reference number BZA-1-16.

Terry Ross from audience was sworn in to provide testimony on behalf of the applicant.

Ms. Sparks presented the following background information:

The applicant Feick Design Group, Inc. has applied for a variance to permit the renting of five bedrooms for lodgers at 403 East Adams. The variance would be granting of three additional rooms as the zoning code only permits the renting of no more than two rooms within the two-family zoning district. The renting of rooms does require a resident family to be living on site.

Mid Reconstruction purchased the property from RPS properties. It was Ruth Parker's desire for this site to be converted into a bed and breakfast and meeting hall. The current property owner has invested in improving the exterior of the building and intends to improve the interior of the site to better accommodate this use. The building is currently vacant, Staff would like to see the property be utilize to its fullest potential. The applicant initially only proposed six parking spaces, understanding that each room would need one space then the resident family would more than likely need two, staff suggested two additional spaces. The applicant has submitted a revised site plan showing two more spaces. In the report Staff also suggested additional screening and landscaping be placed on the site to protect surrounding residential properties. The applicant's revised drawing does indicate additional screening, they have informed Staff that they would be willing to do a fence or landscaping. It is the opinion of Staff that landscaping would be more appropriate for this area. Staff adds that during internal discussion that the appropriate height for landscaping would be 3'-4'.

Staff would recommend approval of the variance for three additional rooms for lodgers with the additional parking areas and landscaping proposed. Staff in the future intends to review the current zoning regulations regarding bed and breakfast uses. Staff adds that during discussion, it is recommended that at least one of these parking spaces be made handicap accessible.

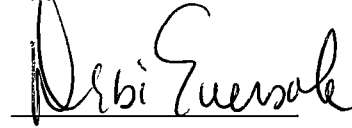
Mr. Ross expressed that the Ohio Residential Code does allow for up to 5 rental rooms in a dwelling.

Dr. Semans moved to approve the variance with additional parking. Mr. Mears seconded the motion, and the motion carried 3 – 0 vote in favor of the variance.

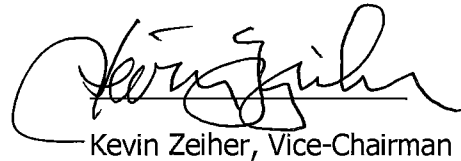
Mr. Zeiher called for a motion to approve the minutes from the December 17, 2016 meeting. Mr. Mears moved to approve the minutes as distributed, omitting the reading. Dr. Semans seconded the motion and all voted in favor.

Mr. Zeiher adjourned the meeting at 4:45pm.

Approved:

A handwritten signature in black ink that reads "Debi Eversole". The signature is written in a cursive style and is positioned above a horizontal line.

Debi Eversole

A handwritten signature in black ink that reads "Kevin Zeiher". The signature is written in a cursive style and is positioned above a horizontal line.

Kevin Zeiher, Vice-Chairman