

**BOARD OF ZONING APPEALS**  
**MOTION SUMMARY**  
**April 14, 2021**

ITEM 1. Roll Call

Chairman Dick called the virtual meeting to order at 6:36 p.m.

Members Present Virtually: Ben Dariano, Beth Fisher, Todd Daughenbaugh, Vice-Chairman Adam Vaughn

Members Absent: Robert Whitmore, Councilman Cory Hoffman, and Chairman Matt Dick

Staff Present Virtually: Lance Schultz, Zoning Administrator

**Motion to Excuse:** Ms. Fisher motioned to excuse Mr. Whitmore, Councilman Hoffman, and Chairman Dick, seconded by Vice-Chairman Vaughn. Motion approved by a 4-0 vote.

ITEM 2. ELECTION of OFFICERS

A. Chairperson

B. Vice-Chairperson

The Commission was notified that the Item 2 was placed on the agenda by error and that election of officers occurred at the March 10, 2021 meeting.

ITEM 3. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on March 10, 2021, as recorded and transcribed.

**Motion:** Mr. Daughenbaugh moved to approve the Motion Summary for the Board of Zoning Appeals held on March 10, 2021 meeting, seconded by Ms. Fisher. Motion approved by a 4-0 vote.

ITEM 4. REGULAR BUSINESS

A. 2021-0895: A request by Karah Katenkamp for approval to Chapter 1151.03 (d) (2) Substitution of Less Nonconforming Use for 73 East William Street on property zoned R-3 (One-Family Residential District).

**Anticipated Process**

a. Swearing in of all applicants and members of the public relating to this case

Chairman Vaughn swore in the following individuals:

Karah Katencamp  
5795 Marion Waldo Road  
Marion, Ohio

Anthony Toops  
3763 Firstenberger Road  
Marion, Ohio

b. Staff Presentation

Mr. Schultz reviewed the staff report that was provided to the Commission. He reviewed the location of the property, current zoning, existing conditions and proposal for a two-unit residential use.

c. Applicant Presentation

The applicants discussed that they were aware that changes to the exterior would be subject to the approval of the Historic Preservation Commission.

d. Public Testimony

The following email was submitted into the record:

Shawna Morita  
71 East William Street  
Delaware, Ohio

e. Commission Action

**Motion:** Ms. Fisher motioned to approve application 2021-0895, finding beyond a reasonable doubt that the decision factors necessary for approval of a Variance according to Chapter 1128 of the Planning and Zoning Code are met, along with all staff conditions, seconded by Mr. Daughenbaugh. Motion approved by a 4-0 vote.

ITEM 5. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 12, 2021.

ITEM 7. ADJOURNMENT

**Motion:** Chairman Vaughn moved to adjourn the Board of Zoning Appeals meeting, seconded by Ms. Fisher. The Board of Zoning Appeals meeting adjourned at 6:54 p.m.

DocuSigned by:

*Matt Dick*

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Matt Dick, Chairman

DocuSigned by:

*Elaine McCloskey*

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Elaine McCloskey, Clerk