

BOARD OF ZONING APPEALS
MOTION SUMMARY
June 10, 2020

ITEM 1. Roll Call

Chairman Dick called the virtual meeting to order at 6:30 p.m.

Members Present Virtually: Beth Fisher, Adam Vaughn, Todd Daughenbaugh, Robert Whitmore, Councilman Cory Hoffman, and Vice-Chairman Paul Junk and Chairman Matt Dick

Staff Present Virtually: Jordan Selmek, Zoning Officer and Lance Schultz, Zoning Administrator

ITEM 2. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on November 13, 2019, as recorded and transcribed.

Motion: Vice-Chairman Junk moved to approve the Motion Summary for the Board of Zoning Appeals held on November 13, 2019 meeting, seconded by Ms. Fisher. Motion approved by a 7-0.

Vice-Chairman Junk swore in the following participant from the public throughout the meeting:

Anna Harrison
128 Braddington Court
Delaware, Ohio

Jennifer and Stanley Hawkins
306 Griffins Harbor Drive
Delaware, Ohio

ITEM 3. REGULAR BUSINESS

A. 2020-0951: A request by Mr. & Mrs. William Harrison for approval of a rear yard setback variance for a sunroom at 128 Braddington Court on approximately 0.125 acres on property zoned R-3 PUD (One-Family Residential District with a Planned Unit Development Overlay District).

Mr. Schultz provided the staff report to the Board. He reviewed the location and zoning for the property site and surrounding area. The condo was constructed in 2018 and is a two unit condominium building. The applicant is proposing a sunroom on the rear of the building. He provided information regarding the setback requirements. There were no objections from surrounding neighbors who were notified of the project.

APPLICANT:

Anna Harrison
128 Braddington Court
Delaware, Ohio

Motion: Mr. Vaughn moved to approve 2020-0951, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted, seconded by Vice-Chairman Junk. Motion approved by a 7-0 vote.

- B. 2020-0949: A request by Mr. & Mrs. Stanley Hawkins for approval of a front yard setback variance for a privacy fence at 306 Griffins Harbor Drive on approximately 0.194 acres on property zoned R-4 (Medium Density Residential District).

Mr. Selmek reviewed the staff report and provided information on the location of property site and zoning. He discussed previous variance approved in the Westfield Hills Phase 1 Subdivision for fencing in 2004. The owner is proposing a six-foot-high vinyl privacy fence with the top 1.5 feet being lattice per the Homeowner's Association regulations.

APPLICANT:

Jennifer and Stanley Hawkins
306 Griffins Harbor Drive
Delaware, Ohio

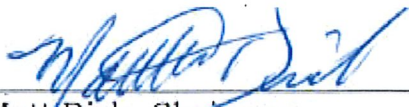
Motion: Vice-Chairman Junk moved to approve 2020-0949, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted, seconded by Mr. Whitmore. Motion approved by a 7-0 vote.

ITEM 4. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 5. NEXT REGULAR MEETING: July 8, 2020.

ITEM 6. ADJOURNMENT

Motion: Mr. Vaughn moved to adjourn the Board of Zoning Appeals meeting, seconded by Ms. Fisher. The Board of Zoning Appeals meeting adjourned at 6:58 p.m.



Matt Dick, Chairman



Elaine McCloskey, Clerk