

ACTION REPORT
BOARD OF ZONING APPEALS
March 20, 2012
7:00pm
CITY COUNCIL CHAMBERS

1. Call to order and pledge
2. Introduction of Board members

Members present: Christopher Bloor, Todd Chernik, Gary Willis, Rita Young, Nancy Plesnarski, Walter Rekuc

3. Approval of February meeting minutes

Motion to **defer until April meeting**: Christopher Bloor
2nd: Nancy Plesnarski
Vote: 6-0, **Motion approved**

4. **V11-011**, 1995 Birmingham Road, Walter Matthews

Request(s):

To allow an accessory structure to be located in the front yard

Motion to **defer until April meeting**: Walter Rekuc
2nd: Todd Chernik
Vote: 6-0, **Motion approved**

5. **V12-001**, 13540 Highway 9 North, Stonecreek Church

Request(s):

1. To allow a single tenant site to have a second ground sign, 24 square feet
2. To allow a ground sign without a stone or brick base

Motion to **defer until April meeting**: Walter Rekuc
2nd: Rita Young
Vote: 6-0, **Motion approved.**

6. **V12-002**, 3499 Bethany Bend, Bethany Summit

Request(s):

To allow units to be both for sale and for lease.

Motion to **approve with conditions**: Christopher Bloor

Conditions: Any owners are to be notified in their deed that the rental percentage may exceed FHA or future financing requirements.

2nd: Nancy Plesnarski

Vote: 2-4, **Motion failed.**

Motion to **defer until April meeting**: Walter Rekuc

2nd: Rita Young

Vote: 3-3, **Motion failed**

- Applicant is asked to provide information so that Board can better understand intent of petition.

Motion to **defer until April meeting**: Walter Rekuc

2nd: Rita Young

Vote: 6-0, **Motion passed.**

- Applicant is asked to provide HOA documents so Board can better understand rental agreements.

7. **V12-003**, 2303 Northwood Drive and 103 Sable Pointe Drive, Sable Point

Request(s):

To allow a fence to encroach into the right of way.

Motion to **approve with conditions**: Todd Chernik

Conditions:

- The HOA shall apply for and receive a Right-of-Way encroachment permit prior to the issuance of the fence permits.
- The HOA should obtain recorded fence easements from the property owners of the two lots where the fence does not encroach into the right of way, prior to the issuance of the fence permits.
- The HOA shall indemnify the City for liability with respect to erection and maintenance of the fence in a form acceptable to the City prior to or contemporaneous with the submission of applications for fence permits.

2nd: Christopher Bloor

Vote: 6-0, **Motion passed.**

8. Adjournment