



ACTION REPORT
BOARD OF ZONING APPEALS
May 15, 2012
7:00pm
CITY COUNCIL CHAMBERS

1. Call to order and pledge

2. Introduction of Board members

Board members present:

Rita Young, Todd Chernik, Christopher Bloor, Gary Willis, Nancy Plesnarski, Jim Hilley

3. Approval of April meeting minutes

Motion to revise agenda: Todd Chernik

2nd: Christopher Bloor

Vote: 5-0, 1 abstained. Motion passed.

4. Motion to revise agenda: Christopher Bloor

2nd: Rita Young

Vote: 6-0, Motion passed

5. **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 June meeting**: Christopher Bloor

2nd: Todd Chernik

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

6. **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 June meeting**: Rita Young

2nd: Nancy Plesnarski

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

7. **V12-005**, 825 Guardian Court, The Manor

Request(s):

1. To allow a house to encroach into the front setback

2. To allow a house to encroach into the left side setback

3. To allow a house to encroach into the right side setback



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

Conditions:

1. Install chain link fence along the edge of 25' stream buffer in order to prevent encroachment into the stream buffer.
2. The deck shall be a maximum of 10' in width.
3. Provide recompense for specimen tree in the rear of yard per the City Arborist.
4. The encroachments are approved per the site plan dated 'received May, 2012.'

2nd: Nancy Plesnarski

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

8. **V12-006**, 3105 Bethany Bend, Bethany Gas Station

Request(s):

1. To reduce the landscape strip along Highway 9 from 20' to 16'
2. To reduce the landscape strip along Bethany Bend from 20' to 16'

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

Conditions:

1. Per the site plan dated 12/10/2010.
2. Remove the box light installed on the utility pole.
3. Comply with enhanced landscape plan requirements of the City Arborist.

2nd: Christopher Bloor

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

9. **V12-007**, 210 Trotter Run, Oxford Lakes

Request(s):

- To allow a pool and pool deck to encroach into the 50 foot stream buffer and the 25 foot impervious setback

Motion to **defer until June meeting**: Nancy Plesnarski

2nd: Jim Hilley

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

10. Discussion of proposed changes to BZA Bylaws with City Attorney.

11. Adjournment