

ROLL CALL

Rose Ann Barrick
Jerry Petzel, President
Jerome Markley
James Schwarzkopf
Keith Masterson

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel, called the April 26, 2011 meeting for the Board of Zoning Appeals to order at 7:00 p.m. four members answered roll call. Keith Masterson was absent.

Rose Ann Barrick made a motion to approve the minutes from the April meeting. Jerome Markley seconded the motion and the minutes were approved by a 4-0 vote.

NEW ITEM:

B11-04-03 HARRISON TWP., SE/4 4-26N-12E John R. Eisaman, Jr. requesting variance to reduce side yard setback from 8'ft. to 3' ft to construct a garage at 119 W. Wiley Ave., Bluffton in an R-2 zone.

John R. Eisaman presented his request seeking approval for a variance to reduce the side yard setback from 8'ft to 3'ft. John is removing the existing two buildings on the property and replacing them with a two car garage.

Mike stated the reason for the variance is the lot is 39 ¾ feet wide , its part of two lots, combine at the plat committee on March 3, 2011.

Conditions: None

Motion: Rose Ann Barrick

Second: James Schwarzkopf

Vote: 4-0

B11-04-04 LANCASTER TWP., SW/4 27-27N-12E First Presbyterian Church located at 215 E. Dustman Rd., Bluffton requesting approval for a second sign that will exceed maximum size allowed in an R-1 zone.

Tim Hartigan presented his request seeking approval for a second sign on the Church's property that will exceed the maximum size allowed for a sign at 215 E. Dustman Rd. in Bluffton. Tim stated that the current sign would stay because of its history, and the new sign (6.5 ft X 6'ft) is similar to other signs on Dustman Rd.

Conditions: None

Motion: Jerome Markley

Second: Jim Schwarzkopf

Vote: 4-0

B11-04-05 HARRISON TWP., NE/4 5-26N-12E Donald and Elaine Wells, 1505 W. Washington St., Bluffton requesting reduction of secondary front yard setback (corner lot) from 30' ft. to 15' ft. for the purpose of adding on to their garage, property is zoned R-1.

Donald Wells presented his request for a reduction of setback from 30' to 15'ft (Due to being a corner lot there is a secondary front yard setback that is greater than the minimum 10'ft side yard setback for the R-1 zoning.) New garage is in line with existing home, and its 18" forward from house line, facing Westgate.

Conditions: None

Motion: Jim Schwarzkopf

Second: Jerome Markley

Vote: 4-0

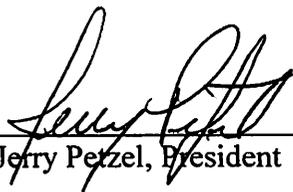
Discussion:

Mike stated that a new home on N. Union St. added an 8'ft to 10'ft front porch, after the home permit was checked off. The porch may be in the right- of- way.

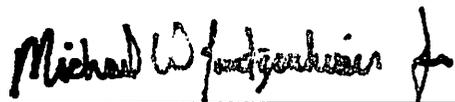
Rose Ann Barrick had a question on a property located on US 224. Mike stated he is aware of the property. The neighbor has been given option of reporting violation.

ADVISORY:

Rose Ann Barrick made a motion to adjourn the meeting. Jerry Petzel seconded the motion and the motion passed with a vote of 4-0. The April 26, 2011, meeting of the Board of Zoning Appeals adjourned at 7:30.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary