



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, MAY 16, 2019 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Furst
ABSENT: Darling

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – April 18, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Donovan

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 1638 Shively Road; Application #2019-5140; Applicants Christopher and Nancy Huskey; Residential Variance - Rear Yard Setback

Ms. Wheeler Thank you Mr. Chairman. Our first agenda item is for the property located at 1638 Shively road. The applicant is requesting Board of Zoning and building appeals approval for a residential zoning variance to build what will be an 11 by 14 addition onto the back of the house. I believe this is an enclosed sunroom kind of a thing. So our code requires that residential dwellings and in R-3 districts have a rear yard setback of 30 feet. This addition onto the property would result in approximately 21 foot rear yard setback. And with that I'll open to discussion.

Mr. Donovan What kind of room is this going to be?

Ms. Huskey It's a three season's sunroom.

Mr. Donovan Three seasons room?

Ms. Huskey Yes.

Mr. Donovan I notice a lot of your neighbors have sheds along with it and also you do.

Ms. Huskey And that's correct. We do. Our next door neighbor has a sunroom and there's probably at least two more on that street. And as you walk through you know go through the neighborhood there's a lot of people that have sun rooms.

Mr. Donovan You have a well-established neighborhood.

Ms. Huskey Yes. Absolutely. This is the second Huber we've had we've owned.

Mr. Donovan Yes, that's an L shape, that's nice.

Ms. Huskey Yeah. I love it. It is the house. It's I think it's one of the bigger I think it's the biggest and.

Mr. Donovan Yeah I've been I've been in my friends and I used to live in one.

Ms. Huskey Miss America, is that what they call it? That's what our realtor said. Our first one was a three bedroom on Creon that we owned but yeah it's bought it with the intention of adding a sunroom when we got a chance and last year I didn't. I wasn't able to apply for a variance. My husband was very sick and it wasn't; this was more than I could go through, at that time so. So now we're trying to work on it. This is my builder, and friend.

Mr. Donovan These are the guys that put all the funny signs on the wall on the billboard up on Main Street right?

Mr. Young Yes sir.

Ms. Huskey I would be him.

Mr. Young That's me, if you like them.

Multiple people talking Inaudible

Mr. Young We've gotten a few phone calls.

Mr. Furst The external materials are to match existing construction?

Ms. Huskey Yes. Well we were sort of looking mostly windows. Yeah.

Mr. Furst Yeah I saw that.

Mr. Young A lot of windows two into entry and exit doors. So we're not we're not actually going to cover it with brick. Most of the Huber Homes and covered in brick. We're going to use a siding product that matches well with the existing.

Mr. Donovan Concrete slab? Is there going to be any kind of a heating thing out there?

Mr. Young She's going to go with an electric baseboard heater but that's it. It's actually it's on a slab but it's a model with..... Inaudible

Ms. Wheeler No comment really. We recommend approvals.

Mr. Donovan Make a motion that we approve application 2019-5140.

Mr. Furst Mr. First I second.

Mr. Donovan Take the roll call please.

Ms. Wheeler Mr. Furst yes. Pastor Linder. Yes. Mr. Donovan. Yes.

Ms. Huskey Wonderful. Thank you so much. I'm so excited. Are we done?

RESULT:	APPROVED [3 TO 0]
AYES:	Linder, Donovan, Furst
ABSENT:	Darling
AWAY:	Rettke

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator