

Zoning Board of Appeals

REGULAR MEETING AGENDA

April 16, 2019

5:30 P.M.

PLEDGE OF ALLEGIANCE

Roll Call: Mr. Arcaro ____ Mr. McKenna ____ Mr. Naylor ____ Mrs. Gates ____
Mrs. Sherman ____

Approval of March 19, 2019

Meeting Minutes

Changes: _____

Motion to Approve: _____

Second Motion _____

Roll Call: Mr. Arcaro ____ Mrs. Sherman ____ Mrs. Gates ____
Mr. Naylor ____ Mr. McKenna ____

OLD BUSINESS:

Case # 02-2019 – Mr. Reuben Schwartz dba KGM Properties located at 618 Sandusky Street is seeking a Change in Use permit to lease out his building to Mr. Ray Hammond providing fresh cut hardwood counter tops, table tops, bar tops and barn beams. The building is currently used as an storage facility housing boats, rv's etc. Change of Use will be to a Commercial Retail. Located in an R-4 Urban Residential District.

Motion to approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Conditions: _____

1107.05 NONCONFORMING STRUCTURE.

A lawful structure existing at the effective date of adoption or amendment of this Zoning Ordinance may be continued although such structure does not conform to the area, height or yard provisions of this Zoning Ordinance, providing the following provisions are met:

- (a) A nonconforming structure may be enlarged no more than twenty-five percent (25%) of its assessed real value for tax purposes by the County Auditor. Such enlargement shall be approved by the Board of Zoning Appeals by the following criteria:
 - (1) No nonconforming function shall be detrimental to neighboring properties;
 - (2) There shall be no flashing lights on neighboring properties;
 - (3) There shall be no increase in noise, odor, or lights affecting neighboring properties.
- (b) A nonconforming structure destroyed or damaged by fire, collapse, explosion, or Acts of God may be reconstructed and the nonconforming structure continued although such use does not conform to the regulations of this Zoning Ordinance. Reconstruction shall begin on a nonconforming structure within two (2) years from the date said nonconforming use was destroyed or damaged by fire, collapse, explosion, or Acts of God. If at the end of the two (2) year period the structure has not been rebuilt, such discontinuance shall be considered as conclusive evidence of an intention to abandon legally the nonconforming structure.
- (c) On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done for ordinary repairs. Nothing in this Zoning Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Motion to approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Conditions: _____

Audience comment

Miscellaneous Business:

Motion to adjourn _____

Second Motion _____

Time:

**Roll: Mr. Arcaro ___ Mrs. Sherman ____ Mrs. Gates ___ Mr. McKenna ___
Mr. Naylor ___**