

**BOARD OF ZONING APPEALS - Minutes of September 25, 2018**

7:00 pm ★ Municipal Complex (687 Decatur) *Courtroom* ★ Vermilion, Ohio

*Roll Call: Kevin Sorrell, Jerry Schrenk, Bob Voltz, Guy LeBlanc, Dan Phillips*

*Attendees: Bill DiFucci, Building Inspector; Barb Brady, Council Representative*

**NOTE: OFFICIAL ACTION REQUIRES 3 AFFIRMATIVE VOTES, See COV 1264.02(b); Therefore, \*Motions will be stated in the positive (e.g., To Grant... / To Waive... / To Determine...); and a member=s >Yes= vote means Agree and a >No= vote means Disagree.**

**Approval of Minutes:**

**G. LeBlanc MOVED;** B. Voltz seconded to approve the minutes from the meeting held on August 28, 2018. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

An *Oath* of truthfulness was administered to those in attendance who planned to speak during these proceedings. *Kevin Sorrell* described how meetings are conducted, explained the avenue of recourse available when a variance request or appeal might be denied, and gave a reminder that it takes 3 affirmative votes for an action (motion\*) to pass.

**New Business:**

**[R-S] 5119 Seventh Avenue – Steven & Katherine Mohr – (Front Yard Setback)**

*Applicable City code section(s) cited:*

*1270.09 (e) (2) (A) Front yards not less than 30'; proposed 0' – variance requested – 30'*

Jill Brandt, of Brandt Architecture, LLC of 19440 Riverwood Avenue, Rocky River, Ohio advised the board that she made a clerical error at the last Zoning Board of Appeals meeting as the east edge of the house is 0'; it's right on the property line and she misread it as 20", which is the distance from the sidewalk. They were made aware that this is a front yard setback and previously when they had discussed it they were including it with the side yard setbacks. The west side is 1'8 1/2" and the east side is 0", so they have not changed the building footprint from the last meeting as it relates to setback; they have not moved the building location at all; it's just a clerical error on her part and they are asking to maintain the condition as it doesn't impact fire rating or right of way. B. DiFucci clarified the other variances will take place that were granted at the last meeting, but this request will replace the clerical error variance that was on the last application.

**G. LeBlanc MOVED;** J. Schrenk seconded to approve the variance request of 30' for the front yard setback as requested and noted above in the *applicable city code section cited*. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

**Adjournment:**

Kevin Sorrell adjourned the meeting after no further business was entertained.

2018 MEETINGS:

4<sup>th</sup> Tuesday monthly (except December) - *Next: October 23, 2018 @ 7:00pm*  
*Municipal Complex Courtroom, 687 Decatur, Vermilion*  
*Gwen Fisher, Certified Municipal Clerk*