



Board of Zoning Appeals
Minutes of November 15, 2021 Meeting

Please note: These notes from the Board of Zoning Appeals meeting are not verbatim. For verbatim information, please see the BZA secretary.

Attendance: Board members present: Kevin Domer, Dale Goff, Al Lehman,
Excused: Dave Mowrer, Laurie Besancon

Staff present: Steve Wheeler and Secretary Jeanne Gault

All persons included on this agenda or anyone wishing to speak during the meeting on any agenda items were sworn in. They were staff and Bruce Sekanick and Heidi DeMark of Phillips-Sekanick Architects

VAR-21-00023 Owner: 230 West High LLC Petitioner: Phillips-Sekanick Architects Heidi DeMark

Location: 230 West High Street, C3

Request: Requesting sign variance of 46.4 SF when code allows for 32 SF.

Discussion: This is a substandard lot with a control box that could be a detraction as well as the railroad tracks. If you turned the building, it would meet the required square foot per building frontage. But if the building was turned it would create delivery issues as well as staff parking issues.

Board members all agreed the hardship requirements are met.

Action: Besancon moved and Goff seconded that the variances requested be granted. Roll call vote. Ayes all. Variance was approved.

VAR-21-00024 Owner: 230 West High LLC Petitioner: Phillips-Sekanick Architects Heidi DeMark

Location: 230 West High Street, C3

Request: Requesting parking lot variance of 16 spaces instead of 26.

Discussion: This will be mainly 80% drive-thru business with a smaller dining room with the rest as storage and production. 5-6 employees. 12 Seats inside. 13 cars in drive-thru with a bypass lane. With the drive-thru spots and the 16 customer, more than adequate.

Board members all agreed the hardship requirements are met.

Action: Besancon moved and Goff seconded that the variances requested be granted. Roll call vote. Ayes all. Variance was approved.

MINUTES: Members approved the June 21, 2021 minutes.

Adjourned: 6:50 p.m.
Submitted by: Jeanne Gault, BZA Secretary

BZA Chairman