

**MINUTES**  
**Board of Zoning Appeals Meeting**  
**April 12, 2021**

The public meeting was called to order at 6:00 p.m. at the EMS Building located at 320 Baker Rd.

Members present were: Chairman David Subler, Lester Kueterman, Mike Darnell, and Billie Platfoot. John Wagaman was absent. Also in attendance was Village Administrator Michael Busse. Guests included Fred and Linda Groff, Tom Jokerst, John Mangen, Tom Watren, and George Subler.

A motion to approve the agenda was made by Mike Darnell, seconded by Billie Platfoot. Vote: All yeas.

A motion to approve the Minutes from the November 23, 2020 meeting was made by Billie Platfoot, seconded by Lester Kueterman. Vote: All yeas except David Subler who abstained from the vote.

A motion to approve the Minutes from the December 7, 2020 meeting was made by David Subler, seconded by Billie Platfoot. Vote: All yeas except Mike Darnell who abstained from the vote.

Fred and Linda Groff, Tom Jokerst, and John Mangen were all sworn in to give testimony by Chairman Subler.

The Board was presented with BZA Case No. 21-01. Mr. Busse reviewed the following statement of facts for the Board and explained what the zoning standards are affecting the property.

Mr. Busse informed the Board that the first variance application to be considered was filed by Fred Groff, 675 East Wood St., for the reduction in the required rear and side yard setback to construct a 37-foot 2-inch X 32-foot accessory garage structure, 27 inches from the rear (north) property line and 39 ½ inches from the side (east) property line where Versailles Zoning Regulations require a 6-foot side and rear yard setback on all accessory structures. In review of this variance request I would ask the Board to give consideration to the fact that Mr. Groff had an existing detached garage accessory building at this same location. Mr. Groff's building was severely damaged by a fire last year and had to be torn down. Mr. Groff is attempting to reuse a portion of his existing slab and foundation to construct a replacement building. The Board will also need to consider that this reconstruction will likely exceed the 35% rule for the rear yard area. Mr. Busse also included pictures of the existing slab and foundation in the Board's packet for their review and use.

Tom Jokerst asked about the 35% rule. Mr. Busse explained that without a variance the total of the accessory structures cannot exceed 35% of the available rear yard area. Mr. Jokerst stated that an additional existing accessory building was to be removed from the property. Mr. Busse stated that he was not aware of that and the removal would certainly help the situation. Mr. and Mrs. Groff stated that the building was to be removed from the property and relocated on his son's property. Mr. Jokerst stated that he was in support of the reconstruction project and had no objections to it.

At the conclusion of the discussion, Billie Platfoot made a motion to approve the variance as submitted. David Subler seconded the motion. A vote followed with all members voting to approve the variance.

**MINUTES**  
**Board of Zoning Appeals Meeting**  
**April 12, 2021**

The Board was presented with BZA Case No. 21-02. Mr. Busse reviewed the following statement of facts for the Board and explained what the zoning standards are affecting the property.

Mr. Busse informed the Board that the next variance application to be considered was filed by John Mangen, 248 Euclid St., for the reduction in the required side yard setback to construct a 24-foot X 11-foot patio cover addition to the north end of his accessory garage, 4-feet from the side (3-feet including the overhang) west property line where Versailles Zoning Regulations require a 6-foot side yard setback on all accessory structures. Mr. Busse also stated that the Board will need to consider that this addition will likely exceed the 35% rule for the rear yard area. Mr. Busse also included pictures of the existing garage and the partially constructed patio cover.

Lester Kueterman questioned if the Council had moved forward with regulations and associated penalties for contractors or property owners that had started projects before obtaining a permit. Mr. Busse stated that it had been discussed but the concern at the time was for property owners that had truly made a mistake verses property owners or contractors who had blatantly ignored the regulations. After some discussion a motion was made by Mike Darnell and seconded by Lester Kueterman to approve the variance as submitted. A vote followed with all members voting to approve the variance.

With no further business to conduct, a motion to adjourn the meeting was made by David Subler and seconded by Billie Platfoot. Vote: all yeas.

The meeting was adjourned at 6:25 p.m.

\_\_\_\_\_  
BZA Chairman

\_\_\_\_\_  
Michael Busse, Secretary