

MINUTES
Board of Zoning Appeals Meeting
May 10, 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, Mike Darnell, and John Wagaman. Lester Kueterman and Billie Platfoot were absent. Also in attendance was Village Administrator Michael Busse. There were no guests in attendance.

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

A motion to approve the Minutes from the April 12, 2021 meeting was made by David Subler, seconded by Mike Darnell. A vote followed with David Subler and Mike Darnell voting to approve. John Wagaman abstained from the vote.

The Board was presented with BZA Case No. 21-03. 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 variance application to be considered was filed by Kristina Treon, 54 Reed Avenue, for the reduction in the required front yard setback to construct a front porch addition 22 feet from the north (Reed Avenue) property line and an attached garage addition 6 feet from the west (South West Street) property line where Versailles Zoning Regulations require a 25-foot setback.

The above variance application is governed by section 405e Height and Area Regulations located on Page 43 of the Versailles Zoning code.

The Board discussed the proposed variance application including the fact that the proposed garage setback of 6-feet would not allow for vehicles to be parked in the driveway between the garage and the roadway.

The front porch setback was also reviewed and discussed. The Board discussed the fact that neither the proposed garage or porch additions would cause a sight distance issue at the intersection.

After much discussion a motion was made by Mike Darnell and seconded by John Wagaman to approve the variance as submitted with the stipulation that the approval letter state that no vehicles can be parked in the driveway between the garage and the roadway. A vote followed with all members voting to approve the variance.

David Subler asked the Board members their opinion about the possibility of Council passing an ordinance creating penalties for persons starting construction projects before obtaining a zoning permit. The Board members agreed and stated that some sort of penalty should be assessed to persons who do not obtain a permit prior to beginning construction.

Mr. Busse informed the Board that he is checking with neighboring communities to see how they handle the situation.

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With no further business to conduct, a motion to adjourn the meeting was made by Mike Darnell and seconded by John Wagaman. Vote: all yeas.

The meeting was adjourned at 6:20 p.m.

BZA Chairman

Michael Busse, Secretary