

MINUTES
Board of Zoning Appeals Meeting
July 6, 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, Lester Kueterman, Billie Platfoot and John Wagaman. Also in attendance was Village Administrator Michael Busse and Christal Huber.

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

A motion to approve the minutes from the June 7, 2021 meeting was made by Lester Kueterman, seconded by Mike Darnell. A vote followed with all members with the exception of John Wagaman voting to approve. John Wagaman abstained from the vote.

The Board was presented with BZA Case No. 21-05. 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 Thomas and Christal Huber, 265 Reed Avenue, for the reduction in the required front yard setback to remove and reconstruct a wood deck 23 feet from the west property line along Greenwich Street where Versailles Zoning Regulations require a 25-foot setback. Mr. Busse informed the Board that the above variance application is governed by section 502G7 (Accessory Uses), located on Page 59 of the Versailles Zoning Code.

The Board discussed the proposed variance application, including the fact that the proposed reconstruction of the deck will not be closer to Greenwich Street than the existing deck and being 23 feet from the right-of-way that it would not create any site distance issues. It was also noted that the proposed deck reconstruction would extend 4 feet further to the north into the rear yard of the property.

After some discussion a motion was made by Mike Darnell and seconded by David Subler to approve the variance as submitted. A vote followed with all members voting to approve the variance.

Mr. Busse informed the Board that he tentatively has two variance requests to be heard on August 2, 2021 at 6:00 PM. The first being a request for a variance on the signage limitation for the Hotel Versailles project. The second being a request for variance to reconstruct an attached carport to a home at 318 S. Second Street. Mr. Busse informed the Board that the two neighbors are currently discussing the possibility of the sale and purchase of additional property to allow for the construction of the carport as proposed.

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

The meeting was adjourned at 6:30 p.m.

BZA Chairman

Michael Busse, Secretary