

MINUTES
Board of Zoning Appeals Meeting
April 11, 2022

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, Billie Platfoot, Lester Kueterman, and Mike Darnell. John Wagaman was absent. Also in attendance was Village Administrator Michael Busse and guest Aaron Magoto.

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

A motion to approve the minutes from the November 1, 2021 BZA meeting was made by Mike Darnell, seconded by Lester Kueterman. A vote followed with David Subler, Mike Darnell, and Lester Kueterman voting to approve the minutes as presented. Billie Platfoot abstained from the vote.

Chairman Subler administered the oath to Aaron Magoto allowing him to testify at the hearing.

The Board was presented with BZA Case No. 22-02. Mr. Busse reviewed the following statement of facts for the Board and explained what the zoning standards are affecting the property.

Mr. Busse stated that BZA Case No. 22-02 is a variance application filed by Aaron Magoto, 254 Catalpa Drive. Mr. Magoto is requesting a variance for a reduction in the required side yard setback to construct a garage addition five-feet one-inch from the side (east) property line where Versailles zoning regulations require an eight-foot side yard setback. This construction is regulated by Section 404 which is located on pages 40-41 of the Versailles Zoning Code.

Mr. Busse informed the Board that he had no concerns about granting the variance as requested and that he had not been contacted by anyone about the variance application. Mr. Busse explained that there is a 5-foot utility easement on the side lot lines of the property and Mr. Magoto does not intend to be within the utility easement. The rear addition to the house does not require a variance.

Lester Kueterman asked Mr. Magoto to explain in more detail what the project entailed. Mr. Magoto stated that they are tearing off the existing living room of the house and they are adding a new living room, master bedroom, and patio area, as well as expanding the garage from a one-car to a two-car garage.

After a short discussion, a motion was made by Lester Kueterman, seconded by Mike Darnell to approve the variance as requested. A vote followed with all members voting to approve that variance.

With no further business to conduct, a motion to adjourn the meeting was made by Billie Platfoot, and seconded by David Subler. A vote followed with all members voting to adjourn the meeting.

The meeting was adjourned at 6:16 p.m.

David Subler, BZA Chairman

Michael Busse, Secretary