

**BOARD OF ZONING APPEALS  
MOTION SUMMARY  
March 9, 2016**

ITEM 1. Roll Call

Chairman Dick called the meeting to order at 7:00 p.m.

Members Present: Beth Fisher, Adam Vaughn, Todd Daughenbauh, Crystal Brewer, Councilman George Hellinger, Vice-Chairman Paul Junk, and Chairman Matt Dick.

Staff Present: Lance Schultz, Zoning Administrator

ITEM 2. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on June 10, 2015, as recorded and transcribed.

**Motion:** Vice-Chairman Junk moved to approve the Motion Summary for the Board of Zoning Appeals June 10, 2016 meeting, seconded by Mr. Vaughn. Motion approved by a 6-0-1 (Hellinger) vote.

ITEM 3. REGULAR BUSINESS

(A) 2015-0213: A request by Yoav and Schlomo Batch to appeal an administrative decision by the code official requiring the condemnation/demolition of 15 Flax Street on approximately 3.61 acres zoned M-1 (Light Manufacturing District) under the 2000 International Property Maintenance Code.

Chairman Dick swore in the following participants from the public:

Behzad Vedaie, Professional Engineer  
IEG Inc.  
1901 E. Dublin-Granville Rd., Suite 304  
Columbus, Ohio 43229

Scott Gordon, Attorney  
82 North Franklin Street  
Delaware, Ohio

Jerry Warner, Chief Building Official  
City of Delaware  
1 South Sandusky Street  
Delaware, Ohio 43015

Diana Longworth  
37 Flax Street

Delaware, Ohio

James Mardis  
6 Flax Street  
Delaware, Ohio

APPLICANT:

Behzad Vedaie, Professional Engineer  
IEG Inc.  
1901 E. Dublin-Granville Rd., Suite 304  
Columbus, Ohio 43229

Scott Gordon, Attorney  
82 North Franklin Street  
Delaware, Ohio

Mr. Vedaie provided an update on repairs and maintenance completed and plans for future repairs.

Mr. Warner discussed current conditions of building and that building is not currently up to city code. Mr. Warner provided information on the permit process and timeline.

PUBLIC PARTICIPATION:

Diana Longworth  
37 Flax Street  
Delaware, Ohio

Ms. Longworth voiced her concern over the conditions of the property for the past ten years. Ms. Longworth indicated that the grass is overgrown and not taken care of.

James Mardis  
6 Flax Street  
Delaware, Ohio

Mr. Mardis voiced his concern over a tree being taken down and not cleaned up. Mr. Mardis voiced his concern over the property not being cleaned up.

**Motion:** Councilmember Hellinger moved to deny the applicants appeal in this case therefore to approve the decision of the code officer requiring condemnation and demolition of the structures located on the property in application 2015-0213, finding beyond a reasonable doubt that the decision factors necessary to consider given the 2000 International Property Maintenance Code have been answered sufficiently by the code official based

upon the evidence presented, seconded by Vice-Chairman Junk. Motion approved by a 6-0-1 (Fisher) vote.

ITEM 4. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 5. ELECTION OF OFFICERS

**Motion:** Mr. Junk moved to nominate Mr. Dick as Chairman, seconded by Mr. Vaughn. Motion approved by a 6-0-1 (Dick) vote.

**Motion:** Mr. Vaughn moved to nominate Mr. Junk as Vice-Chairman, seconded by Mr. Daughenbaugh. Motion approved by a 6-0-1 (Junk) vote.

ITEM 6. NEXT REGULAR MEETING: April 13, 2016

ITEM 7. ADJOURNMENT

**Motion:** Ms. Brewer motioned to adjourn the Board of Zoning Appeals meeting, seconded by Vice-Chairman Junk. Motion was approved by a 7-0 vote. The Board of Zoning Appeals meeting adjourned at 8:01 p.m.

  
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Matt Dick, Chairman

  
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Elaine McCloskey, Clerk