

**BOARD OF ZONING APPEALS**  
**MOTION SUMMARY**  
**June 8, 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, Vice-Chairman Paul Junk, and Chairman Matt Dick.

Members Absent: Councilman George Hellinger

Staff Present: Lance Schultz, Zoning Administrator

**Motion:** Mr. Daughenbaugh moved to excuse Councilmember Hellinger, seconded by Vice-Chairman Junk. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on March 9, 2016, as recorded and transcribed.

**Motion:** Ms. Brewer moved to approve the Motion Summary for the Board of Zoning Appeals March 9, 2016 meeting, seconded by Mr. Vaughn. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

(A) 2016-1528: A request by Neal Shine for approval of a side yard building setback variance from 8 feet per Schedule 1134.04 Yard Requirements to approximately 2 feet to construct a two car garage addition on 0.182 acres on property zoned R-3 (One-Family Residential District) located at 148 North Washington Street.

Chairman Dick swore in the following participants from the public:

Neal Shine  
148 North Washington Street  
Delaware, Ohio 43015

Steve Martin  
36 Griswold Street  
Delaware, Ohio 43015

Mr. Schultz provided a staff report that included site location and zoning map. Mr. Schultz provided pictures of the west elevation of the property on North Washington Street. Mr. Schultz reviewed staff recommendations and conditions for approval.

APPLICANT:

Neal Shine  
148 North Washington Street  
Delaware, Ohio 43015

Mr. Shine discussed efforts to inform surrounding neighbors of the request. Mr. Schultz stated that staff received no feedback from neighbors.

PUBLIC PARTICIPATION:

Steve Martin  
36 Griswold Street  
Delaware, Ohio 43015

Mr. Martin indicated that he resides across from the applicant and had no concerns with the requested variance.

**Motion:** Ms. Brewer moved to approve application 2016-1528, finding beyond a reasonable doubt that the decision factors necessary for approval of a Variance according to Chapter 1128 of the Planning & Zoning Code are met with the following conditions recommended by staff; the proposed garage addition shall be set back a minimum 3-6 feet from the south property line; the new curb cut shall be a maximum 20 feet wide and shifted to the north as far as possible while still accommodating garage access; the new curb cut and any potential drainage issues shall achieve compliance with minimum engineering requirements; the existing curb on Griswold and subsequent driveway on subject property shall be eliminated per engineering requirements; the existing street trees shall be replaced if it is eliminated in construction of the new driveway; and the new garage addition shall achieve compliance with the minimal building requirements, seconded by Vice-Chairman Junk. Motion approved by a 6-0 vote.

ITEM 4. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 5. NEXT REGULAR MEETING: July 13, 2016

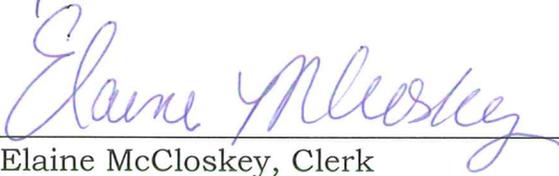
ITEM 6. ADJOURNMENT

**Motion:** Vice-Chairman Junk motioned to adjourn the Board of Zoning Appeals meeting, seconded by Mr. Vaughn. Motion was approved by a 6-0 vote. The Board of Zoning Appeals meeting adjourned at 7:20 p.m.



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Matt Dick, Chairman



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Elaine McCloskey, Clerk