

**Board of Zoning & Building Appeals**  
**Agenda**  
**March 9, 2017**  
**7:00pm**

- 1) **Call Hearing to Order**
- 2) **Roll Call**
  - Jeff Gill (Chair)**
  - (Vice-Chair - vacant)**
  - Larry Burge**
  - Kenneth Kemper**
  - Neal Zimmers**
  - Debi Walker Yost, Village Planner**
  - Michael King, Law Director**
- 3) **Swear in new member, Rob Rhodes**
- 4) **Elect new Vice-Chair**
- 5) **Citizen's Comments – Comments shall be limited to items not related to the applications on this agenda.**

6) **Description of Procedure:**

*Note: The items listed on this agenda under New Business are open to the public, but are not a public hearing. Any witness offering testimony or presenting evidence at a hearing shall be placed under oath prior to offering testimony or evidence.*

*The following persons may appear at hearings as parties and be heard in person or by attorney:*

- (1) *The applicant;*
- (2) *The owner of the property that is the subject of the application, if the owner is not the applicant or appellant;*
- (3) *The owner of property that is adjacent or contiguous to the property that is the subject of the application; and*
- (4) *Any other person who claims that a direct, present injury or prejudice to a personal or property right will occur if the application is approved or denied.*

*A person authorized to appear and be heard may:*

- (1) *Present his or her position, argument and contentions;*
- (2) *Offer and examine witnesses and present evidence in support of his or her position, arguments and contentions;*
- (3) *Cross-examine witnesses purporting to refute his or her position, arguments and contentions;*
- (4) *Offer evidence and testimony to refute evidence and testimony offered in opposition to his or her position, arguments and contentions;*
- (5) *Proffer any evidence or testimony into the record if such evidence or testimony has not been admitted by the Board.*

5) **New Business:**

- a) **Application #2017-17**, submitted by Tod Froelking, on behalf of Village Roots. The property is located behind 605 West Broadway. The request is for review and approval of a variance to reduce the required thirty (30') foot front yard setback to twenty-five feet (25') for the previously-approved Lot #4, to allow for adequate

distance between the buildable area of Lot #3 and an existing sanitary sewer easement. The property is zoned Suburban Residential District-C (SRD-C).

***Swearing in of Witnesses***

***Applicant Presentation***

***Staff Review***

***Interested Parties Testimony***

***Discussion & Review of Criteria***

***Motion on Application #2017-17***

- b) **Application #2017-20**, submitted by Grant and Jacalyn Stuller, for the property located at 2450 Newark-Granville Road. The request is for review and approval of a variance to increase the maximum height of a fence in the front yard from forty-two (42") inches to forty-eight (48") inches, to allow for the construction of a four-rail board fence. The property is zoned Suburban Residential District-A (SRD-A).

***Swearing in of Witnesses***

***Applicant Presentation***

***Staff Review***

***Interested Parties Testimony***

***Discussion & Review of Criteria***

***Motion on Application #2017-20***

6) **Finding of Fact Approval**

- a) **Application #2017-17, submitted by Tod Froelking on behalf of Village Roots; 605 West Broadway; variance to reduce the front yard setback from 30' to 25' for house/lot #4; Approve Findings of Fact and Associated Standards and Criteria**

- b) **Application #2017-20, submitted by Grant and Jacalyn Stuller; 2450 Newark-Granville Road; variance to increase the fence height from 42" to 48"; Approve Findings of Fact and Associated Standards and Criteria**

7) **Motion to excuse member absences (if required)**

8) **Meeting Announcements (Tentative)**

April 13, 2017

May 11, 2017

June 8, 2017

9) **Motion to Adjourn**