

**ZONING BOARD OF APPEALS
MINUTES – JANUARY 22, 2018**

The Zoning Board of Appeals met on Monday, January 22, 2018, at the Freedom Hall, at 6:00 P.M., Chairman Wharram presiding. Present: Hanback, Barton, Butterfield, Jones, Spahr, and Wharram. Absent: Aupperle. Also in attendance: Attorney Patrick McGrath and Planning and Zoning Officer Roger Spangler.

Barton made a motion to approve the minutes from the October 23, 2017 ZBA meeting. They were seconded by Spahr. With a voice roll call, they were unanimously approved.

PUBLIC HEARING(S):

Case No. 18-01: LT Realty, LLC and Grimm Enterprises, LLC requested a variance for 320 S. Main St., and 321 S. First Ave. The petitioners were seeking a zero lot line setback between buildings located on Lots 1 and 2 as buildings do not meet 6’ rear setback as there is a common wall. The petitioners were also seeking a zero lot line and setback for pavement between lots 2 and 3 as there is not 7.5’ between the pavement and the lot line on either lot. Attorney Jim Benckendorf spoke on behalf of the petitioners. Attorney Benckendorf stated that the building and the parking lot will not change in any way with this variance. This is just to make it possible for lot 2 to be sold separately. With discussion from the board, a motion to approve was made by Jones. A second to approve was made by Barton. This was followed by a vote to approve.

Butterfield	Yes	Wharram	Yes
Spahr	Yes	Hanback	Yes
Jones	Yes	Barton	Yes

Case No. 18-01 was approved.

Case No. 18-02: Heyl Royster requested a variance for 405 N. Morton Ave. The petitioner was seeking a variance of setback requirement in Section 8.1.5 to add a sign to an existing pole located within the setback for right of way. Attorney Jim Manning spoke on behalf of the petitioner. Attorney Manning explained that he felt the location of the proposed sign would give customers a visible sign to find their location. With little discussion from the board, a motion to approve was made by Jones. A second to approve was made by Barton. This was followed by a vote to approve.

Butterfield	Yes	Wharram	Yes
Spahr	Yes	Hanback	Yes
Jones	Yes	Barton	Yes

Case No. 18-02 was approved

OTHER BUSINESS:

Planning and Zoning Officer Spangler had nothing to report.

With no further business, Barton moved to adjourn. The motion to adjourn was seconded by Jones followed by a unanimous voice vote. The next regular scheduled meeting of the ZBA will be held on Monday February 26, 2018, at 6:00 P.M.