

**ZONING BOARD OF APPEALS  
MINUTES – APRIL 1, 2019**

The Zoning Board of Appeals met on Monday, April 1, 2019, at the Freedom Hall, at 6:00 P.M., Chairman Wharram presiding. Present: Hanback, Barton, Butterfield, Jones, Aupperle, Wharram and Spahr. Also in attendance: Planning and Zoning Officer Roger Spangler and Attorney Pat McGrath.

Barton made a motion to approve the minutes from the December 17, 2018 ZBA meeting. Aupperle seconded them. With a voice roll call, they were unanimously approved.

**PUBLIC HEARING(S):**

**Case No. 19-01:** Emerald City Inv. LLC is seeking a variance for 25 E. Adams St. The petitioner is seeking a variance from Ordinance #78-31. This will allow a nonconforming building to be structurally altered or reconstructed within its bounding walls to an extent exceeding in aggregate cost of twenty five percent of its fair market value. Jason Scarfe spoke on behalf of Emerald City Inv. Mr. Scarfe stated that in order to renovate the current building that the cost will easily exceed the twenty five percent that is allowed. ZEO Spangler stated that there will be no off-street parking required due to the fact it is in the old Morton District. Discussion from the board ensued. With that discussion, Mr. Scarfe stated the following items. 1) The interior and exterior will be renovated. 2) The building will get new electrical. 3) There is no current plumbing. 4) There will be no additions to the current structure. Jones made a motion to approve Case No. 19-01. A second was made to approve was made by Barton, followed by a vote to approve.

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

**Case No. 19-01 was approved.**

**OTHER BUSINESS:**

None

With no further business, Barton moved to adjourn. The motion to adjourn was seconded by Aupperle followed by a unanimous voice vote.