

**ZONING BOARD OF APPEALS
MINUTES – May 26, 2020**

The Zoning Board of Appeals met on Tuesday, May 26, 2020, at 6:00 P.M. The meeting was conducted through Zoom. Chairman Wharram presiding. Present: Spahr, Butterfield, Aupperle, Wharram, Jones, Hanback and Barton. Also, in attendance: Zoning Officer Brad Marks and Attorney Pat McGrath.

Barton made a motion to approve the minutes from the January 27, 2019 ZBA meeting. Spahr seconded them. With a voice roll call, they were unanimously approved.

PUBLIC HEARING(S):

Case No. 20-02: Midwest Car Washes, LLC is seeking a variance at 1901 N. Morton Ave. The petitioner seeks a variance from Ordinance #78-31 relative to pavement setback requirements. The required pavement setback in B-3 for a front yard is 25 ft. and a side yard pavement setback of 10 ft. The proposed pavement setback fronting N. Morton Ave. is 12 ft., resulting in a variance of 13 ft. The proposed pavement setback fronting W. Courtland St. is 17.5ft., resulting in a variance of 7.5 ft. The proposed pavement setback on the South side of the property is 6 ft., resulting in a variance of 4 ft. Michael Shamsie spoke on behalf of the petitioner. Mr. Shamsie reiterated that the narrow lot created constraints to develop. The proposed car wash is the smallest design that they currently build. The owners of the proposed car wash have several car washes either built or under construction at this time. With little discussion, a motion to approve was made by Barton. A second to approve was made by Spahr. This was followed by a vote to approve.

Yes-Butterfield, Hanback, Jones, Spahr, Wharram,Barton.

No-None

Abstain-Aupperle

Case No. 20-02 Approved.

Other Business: None

Brad Marks: Nothing

With no further business, Jones made a motion to adjourn. The motion to adjourn was seconded by Aupperle, followed by a unanimous vote to adjourn.