

**ZONING BOARD OF APPEALS
MINUTES – APRIL 25, 2022**

The Zoning Board of Appeals met on Monday, April 25, 2022, at Freedom Hall, at 6:00 P.M. Chairman Wharram presiding. Present: Hanback, Jones, Spahr, Wharram, Kelso, Butterfield and Bartholomew. Also, in attendance: Zoning Officer Brad Marks, Trustee Craig Hilliard, and Attorney Pat McGrath.

Butterfield made a motion to approve the minutes from the October 25, 2021, ZBA meeting. Spahr seconded the motion to approve. The minutes from the October 25, 2021, meeting was unanimously approved by a voice vote.

PUBLIC HEARING(S):

Case No. 22-01: A variance has been requested for the property located at 1710 N. Main St. The petitioner seeks a variance from Ordinance #83-16 relative to sign setback requirements. The required freestanding sign setback in the B-3 zoning district is twenty-two and one half (22 ½') feet. The proposed sign setback is twelve and one half (12 ½') feet. This would result in a variance of ten (10') feet. The petitioner (Andy Zeller) addressed the board. Mr. Zeller stated the variance would allow his sign to be seen by delivery trucks and would allow for the location to not be in a future parking lot. With no discussion among the board and no one from the public speaking, a motion to approve was made by Jones. A second motion to approve was made by Butterfield. This was followed by a vote to approve.

Yes-Butterfield, Hanback, Jones, Spahr, Bartholomew, Kelso, and Wharram

No-None

Case No. 22-01 Approved

Case No. 22-02: A variance has been requested for the property located at 149 S. Main St. The petitioner seeks a variance from Ordinance #78-31 relative to building setback requirements. The required front building setback in the B-2 reduced front yard area is eighteen feet and nine (18'9") inches. The proposed building setback is eight feet and (8'9") inches. This would result in a variance of ten (10') feet. The petitioner (Sam Parrott) addressed the board. Mr. Parrott stated that he would like to add on to the building so that he can install a pizza oven in the addition. Mr. Parrott stated that he felt this would be safer for the oven to be in the new addition. After discussion from the board, a motion to approve was made by Jones. A second motion to approve was made by Hanback. This was followed by a vote to approve.

Yes-Hanback, Jones, Butterfield, Wharram, Kelso, Bartholomew and Spahr

No-None

Case No. 22-02 Approved

Other Business: None

Brad Marks: Nothing

With no further business, Butterfield made a motion to adjourn. The motion to adjourn was seconded by Kelso. A voice vote to adjourn was unanimously approved.