

**ZONING BOARD OF APPEALS
MINUTES – AUGUST 22, 2022**

The Zoning Board of Appeals met on Monday, August 22, 2022, at Freedom Hall, at 6:00 P.M. Chairman Wharram presiding. Present: Hanback, Wharram, Kelso, Butterfield and Bartholomew. Absent: Jones and Spahr. Also, in attendance: Zoning Officer Brad Marks, Trustee Craig Hilliard, and Attorney Pat McGrath.

Butterfield made a motion to approve the minutes from the April 25, 2022, ZBA meeting. Kelso seconded the motion to approve. The minutes from the April 25, 2022, meeting were unanimously approved by a voice vote.

PUBLIC HEARING(S):

Case No. 22-04: A variance has been requested for the property located at 41 Grey Wolf Ct. The petitioner seeks a variance from Ordinance #99-42 relative to accessory structures and size requirements. The maximum allowable size of an accessory structure is four hundred (480) square feet. The petitioner is requesting an accessory structure (ground mount solar system) that will be one thousand six hundred and sixty (1,660) square feet. This would result in a variance of one thousand one hundred eighty (1,180) square feet. Jon Rose, the owner of 41 Grey Wolf Ct. spoke to the board. Mr. Rose stated that he would like to install the ground mount solar system in the rear yard. The solar system would be hidden by view with arborvitae trees. Andy Schwenk of A & J Solar, LLC spoke to the board. Mr. Schwenk stated that this is a unique situation due to the size and location of the property. Mr. Schwenk also stated that the roof is not a sufficient roof to accommodate the number of solar panels needed. Charles Rinkenberger spoke to the board and stated his concerns on the size limits for all accessory structures. After discussion from the board, Butterfield made a motion to approve the variance. Hanback made a second motion to approve. This was followed by a vote to approve.

Yes-None **No-Butterfield, Hanback, Bartholomew, Kelso, Wharram.**

Case No. 22-04 Not Approved

Case No. 22-05: A variance has been requested for the property located at 600 N. Main St. The petitioner seeks a variance from Ordinance #78-31. The variance request is to permit a nonconforming building to be structurally altered or reconstructed within its bounding walls to an extent exceeding in aggregate cost twenty five percent (25%) of its fair market value including land value. Sue Rose of 41 Grey Wolf Ct. spoke as representative of the petitioner. Mrs. Rose explained that the house had a fire and will be demolished. It is not determined if the house will be rebuilt or if it will remain as an empty lot. After discussion from the board and at the request of Mrs. Rose to table the request, Butterfield made a motion to table the variance request. Bartholomew made a second motion to table the variance request. This was followed by a vote to table the variance request.

Yes-Hanback, Butterfield, Wharram, Kelso, Bartholomew. **No-None**

Case No. 22-05 Tabled

Other Business: None

Brad Marks: Nothing

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