

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

June 6, 2019

Due to a malfunction, the June 6, 2019 meeting was not recorded

I. MEETING CALLED TO ORDER AND ROLL CALL

Lukas Gaffey, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Lukas Gaffey, Stewart Fitz Gibbon, Brad Gowins, Doug MacMillan, and Ken Suchan were present at the meeting. Board member Gregg McIlvaine, was absent. Tim Monea, Building Standards Manager, was present representing the City of Wooster.

II. APPROVAL OF MINUTES

A motion was made to approve the May 2, 2019, regular meeting minutes. The motion was seconded and passed unanimously, 5-0.

III. PUBLIC HEARINGS

Application #BZA-19-11.

Charles Dillon requesting an area variance from Planning and Zoning Code Section 1125.03(b)(4)(A.) (iii.) to allow a driveway wider than permitted at 1233 Wildwood Drive in a Suburban Single Family Residential (R-1) District.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

A motion was made to approve application BZA-19-11, as presented. The motion was seconded and passed, 5-0.

Application #BZA-19-12.

William Kutz requesting an area variance from Planning and Zoning Code Section 1113.01(e)(13)(D.) to allow an outdoor storage area larger than permitted at 845 Nold Avenue in a Urban Industrial (I-3) District.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application. A comment letter from Mindy Cavin was noted by the Board.

A motion was made to approve application BZA-19-12, as presented with the condition that landscaping shall be maintained and replaced as necessary. The motion was seconded and passed, 4-1 with Mr. Gaffey voting against approval of the application.

Application #BZA-19-13.

Christian Butdorf requesting an area variance from Planning and Zoning Code Section 1127.10(e) to allow signs at driveway entrances and intersections at 350 East Liberty Street in a Central Business (C-4) District.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. Sandra Hull, representing Main Street Wooster spoke noting support of the project.

A motion was made to approve application BZA-19-13, as presented. The motion was seconded and passed, 5-0.

Application #BZA-19-15.

Paul Serpentine requesting a use variance from Planning and Zoning Code Table 1109-1 to allow outdoor storage of vehicles as a principal use at 2571 and 2585 Cleveland Road in a General Commercial (C-3) District.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. A representative of Chasers Drive Thru spoke noting some concerns with the project.

A motion was made to approve application BZA-19-15, as presented. The motion was seconded and passed, 5-0.

IV. ADJOURNMENT

A motion was made to adjourn. The motion was seconded and passed, 5-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant