

and it would only add property value and not be an eyesore to have everything sitting outside.

Mr. Genis – Did you buy the house about a year ago; how long have you lived there?

Mr. Crisp – In March and we've lived there about eight months.

Mr. Genis – The septic system and where that is at, where is it, as usually you need an alternate area in case it goes bad.

Mr. Crisp – If you look at the diagram and the driveway, the first tank is to the right and closest to the house and on the left side of the drive about 2-3 feet from where it ends is the second tank.

Ms. Chrisant – Do you know where it leaches?

Mr. Crisp – Yes, it leaches over at the beginning of the drive towards the far left of the property towards Hctor. It leaches into that culvert right there.

Mr. Genis – Where are you putting the building?

Mr. Crisp – I would like to put it next to the shed, which is on the left hand side if you are looking at the driveway. I would like to put it beside it, if possible.

Mr. Genis – That's a 10 by?

Mr. Crisp – It's a 10 x 20.

Mr. Genis – So you are putting it next to it so it is in line with it?

Mr. Crisp – Yes, well it would be to the right of it and parallel. It would be a little wider than what the actual shed is now, about 10 feet.

Ms. Chrisant – On the drawing, it looks like it is lined up with the two car garage. Is that not where you are putting it then?

Mr. Crisp – No. The two car garage sits farther back; it's about 60 feet, if not more, from the 10 x 20 shed and he wanted the pole barn next to the shed. Hctor is on the left, so this would be on the right.

Mr. Welch – What do you currently have in the 10 x 20 shed?

Mr. Crisp – Lawn equipment and other things along with some boxes from the house.

Mr. Welch – What is the condition of the shed?

Mr. Crisp – It is actually pretty good. I just sided it and it has a decent roof that doesn't leak. I've done a lot to it as it used to have rotted wood all over it that he removed and sided it.

Mr. Genis – We have certain other ordinances that don't pertain to this, however I see a big blue waste container or a dumpster and I think we have an ordinance that must be contained within its own enclosure.

Mr. Crisp – No one told me that and I even asked Waste Management. No one told me anything about that.

Ms. Chrisant – Do you run a business there?

Mr. Crisp – No. They were only going to give us one trash can and with a family of six it would not cut it. They would only give me one and a recycle can. We started out with a two yard dumpster and we filled it up so they gave us a four yard and would pick it up every other week.

Mr. Braman – Well this is news to him, but the dumpsters are not for residential trash; dumpster service is

only for commercial service. The whole idea of a single trash hauler was to cut down on big truck traffic through the neighborhoods. You need to call them and make other arrangements. Back to the picture, it does not indicate his ownership; this picture is the previous owner's picture and I would just like that noted.

Mr. Crisp – I will call them, but they did not indicate that before and I cannot just have one trashcan.

Ms. Whipkey – Why don't you just get your own trashcans?

Mr. Crisp – They won't take them.

Ms. Whipkey – Oh yes they will. If you have unlimited service, Republic has to take them and Mr. Gainer agreed and added you can even put bags out.

Mr. Genis – Before we leave though I want to find that ordinance as I believe no zoning areas will be permitted to have dumpsters without being screened in.

Mr. Crisp – There is another dumpster down the road though.

Ms. Chrisant – Moving on, are there anymore questions?

Mr. Genis – We had a similar request a while back on a lot that really wasn't permitted, but we allowed it as it was on a separate parcel and you have several parcels. So the accessory theory would apply to only one parcel. Maybe the largest one would give you the largest size accessory building. However, when I see this layout, you're clearly using everything here as a one parcel site as the house is split on two parcels. I think for the purpose of this meeting, we should consider the total three parcels and their total land area. So it's about one and half acres and then your 1200 sq. foot building would be acceptable. Otherwise, if we considered only the back one, the requirements for only that area would apply.

Mr. Welch – So with that, he is only asking for an additional 600 sq. ft., if you add them all up,

Ms. Chrisant – So it would be a total of 1800, but with two acres our max is 1280 and we are half an acre less than that.

Mr. Genis – Asked what kind of structure he was putting up and with 14 foot high ceilings he would be meeting the height requirements. What about setbacks from the road as it is confusing with the setback in the front?

Mr. Crisp – A pole barn and yes on the height. It is kind of strange as his house is on Rock Cut and his side yard is on Hcctor. Unless you see it, it is hard to explain. The building is on the Hcctor side.

Mr. Welch – The site plan says you are going to be ten feet from the property line?

Mr. Crisp – At least ten feet.

Mr. Welch – From which property line?

Mr. Crisp – From the neighbor, it is about thirty feet.

Mr. Genis – I think someone wrote those in addition; I think they took them out of the zoning ordinances as you need a ten feet requirement from front and you need 100 feet from the back. I think it is meaningless numbers on there and I think he is well within outside of the next to the road.

Mr. Crisp – It is around forty feet.

Mr. Welch – Why did you pick this spot as opposed to next to your garage?

Mr. Crisp – He would have had to drive over the septic and the ground slopes down and building it up would be a lot of money as he would have to put in a French drain.

Mr. Genis – Asked if it would be similar to the house?

Mr. Crisp – Yes it will be steel, but everything will match in color.

Mr. Genis – What about water runoff and/or down spouts; would it go to your neighbors?

Mr. Crisp – It will be on my property and I am right by the culvert so most of the water will roll down to where the drain is. If it were to get too much water, he was going run a drain to the culvert.

Mr. Genis – There is a rather large dump truck there too and it wouldn't be permitted out; will that be put in the shed as well?

Mr. Crisp – I can. I have been using that to clean up the yard, the trees, and bringing in gravel to extend the drive.

Mr. Genis – We also have an ordinance on untitled cars.

Mr. Crisp – They are all titled and they all move.

Mr. Welch – I almost wish you had not fixed the shed and then we could ask you to take it down and we wouldn't be looking at two outbuildings.

Mr. Crisp – We did not plan on another building to begin with, but he had to fix the shed as everything in it was getting wet.

Mr. Welch – Is there a way you could make the shed and pole barn one building?

Mr. Crisp – I could, but I would have to make an overhang because the barn is higher than the shed and water would wash out the shed.

Mr. Welch – I was just thinking aesthetically to tie them all together to add neatness.

Ms. Chrisant asked if anyone else on the Board had any more questions? There were none.

Ms. Chrisant stated that having heard the testimony of the applicant is there anyone wishing to speak for or against the application? Please approach the podium, sign in, state your name and address, and be sworn in. Ms. Chrisant asked the question two more times and no one came forward.

Ms. Chrisant declared the fact finding portion of the hearing closed and now the Board would discuss the application, with the option of asking additional questions and make a decision.

Mr. Genis – I agree it would have been easier if he had not fixed the shed.

Mr. Welch – Well we have three parcels and the house is spanning two right down the middle. If we are looking it as a total, it needs to be changed to one property so we do not have an issue later on if the back property was sold off.

Mr. Genis – The topography seems to point to putting it there and all agreed.

The Board discussed the drive and exact locations so called the applicant to come forward and point it all out for them. Mr. Crisp described it as the only thing different is it would stick out ten feet more in one location and the number of garage doors; stating he needed two garage doors and one man door. His set up required only one drive as opposed to having to add another.

Ms. Chrisant asked for a motion if there were no further comments.

Mr. Welch stated I will make a motion to approve BZA Application A14-2019 a request for a variance for an

outbuilding, sized as spec'd. Mr. Genis seconded.

Ms. Chrisant called for a vote on the motion:

For:

X	Donald Welch	Bill Helmick	X	Sandy Chrisant
	Andrew Mullins	X	Nick Genis	

Against:

Donald Welch	Bill Helmick	Sandy Chrisant
Andrew Mullins	Nick Genis	

Motion Passed 3-0 The variance application has been approved.

Mr. Crisp can come in tomorrow morning after 10 AM and get the zoning permit.

Ms. Chrisant closed the hearing on Application A14-2019.

VI. APPROVAL OF MINUTES:

No minutes

ADJOURN:

Meeting adjourned at 6:36 PM.


BZA Chair/Vice Chair


BZA Vice Chair/ Member

11-11-19
Date

Minutes recorded by Shannon Szittai