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Monclova Township Board of Zoning Appeals

Summary for May 11, 2021

This virtual is being held in lieu of a physical meeting due to the Coronavirus. Instructions for the public were available on the posted agenda and as directed on the legal notice. The meeting commenced early with roll call, but actionable items did not start until after 5:30 PM.

Roll Call:

Present: Board Member Stanton, Board Member Gilmore, Board Member Downey, Board Member Ballmer, Board Member Ross

Absent: None

Staff Members Present: Zoning Administrator Eric Wagner, Fire Chief Kevin Bernhard, and Recording Secretary Kathleen Stewart Kuns

Record of Proceedings:

MOTION: Gilmore moved to approve the January 11, 2021 minutes as submitted by Recording Secretary.

SECOND: Ballmer

Yes: Stanton, Gilmore, Ballmer, Ross (Downey entered meeting late and did not participate in this vote.)

Public Hearing:

This hearing is for a variance to Section 9.15 A of the Zoning Resolution, allowing a swimming pool in the side yard at 6538 Wayne Court.

Zoning Administrator Eric Wagner gave details of the request.

Property Owner Kent Buehrer, 6538 Wayne Court, was sworn in and added the following details: When the house was built the gas line was brought in from east side of property. House is surrounded by utilities but he had a plan for a future pool and the layout would allow for it. Recently, the gas company cut off the line across east side of property and moved gas line and meter. Property owner stated that he was not informed that the lines were going to be moved. This situation created the need for the variance.

Dan Downey, made himself known as present for the meeting.

Ross stated that she physically went to property. Proposed request for variance makes sense, particularly given the fact that the property owner has committed to landscaping between street and in-ground pool. Visually, would not notice the pool.

Ballmer cited Zoning Resolution 16.2 C. This request meets all five of the criteria for a variance to be granted. Setbacks platted and noted in site plan precluded property owner from pool being placed in rear of house. Ballmer further added that the pool in the side yard will not alter the character of the neighborhood. Ballmer recommended landscaping along the south side to protect motorists from viewing the pool and activities.

MOTION: Ballmer moved to close that portion of the hearing that accepts public testimony.

1 SECOND: Downey

2 Yes: Stanton, Gilmore, Downey, Ballmer, Ross

3 MOTION: Ballmer moved approve the request due to the application meeting the criteria as laid out in
4 Section 16.2 C; approving a variance to Section 9.15 A to allow a proposed in-ground swimming pool to be
5 placed in the easterly side yard of 6538 Wayne Court, with fencing around pool conforming to Section 9.15
6 B.

7 SECOND: Downey

8 Yes: Stanton, Gilmore, Downey, Ballmer, Ross

9 **Adjournment**:

10 MOTION: Gilmore moved to adjourn at 5:41 PM.

11 SECOND: Ballmer

12 Yes: Stanton, Gilmore, Downey, Ballmer, Ross

13

14 Respectfully Submitted:

15 Kathleen Stewart Kuns, Recording Secretary

16 Accepted by:

17 _____

18 Dan Downey

Doug Stanton

19

20 _____

21 Jeffrey Ballmer

Diane H. Ohns

22

23 _____

24 James Gilmore

25 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
26 monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records Retention
27 Schedule.

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