

Board of Zoning Appeals  
September 20, 2007  
Minutes

The Chairman called the meeting to order at 4:30 p.m. The following members were present: John Feick, Kevin Zeiher and Walt Matthews. John Mears & Bill Semans were excused. Alex MacNicol was present to represent Erie Regional Planning and Amanda Keegan was present to represent the Law Dept.

The first order of business was to approve the minutes from the previous meeting, August 16, 2007. Mr. Zeiher moved to approve the minutes as presented; Mr. Matthews seconded the motion, which carried unanimously.

Chairman Feick stated that anyone who wished to speak needed to be sworn in and he proceeded to swear them in.

**The first item under New Business was an application for a variance to allow a parcel of land that does not abut a City street or right-of-way for the property located at 0 Cleveland Road, filed by the City of Sandusky on behalf of Griffing-Sandusky Airport, Inc.**

Mr. MacNicol commented that the City could have probably approved this without going through the variance procedure since it was an unbuildable lot, and staff had no objections to the variance.

Chairman Feick asked if anyone wished to speak in favor of or against this request. No one spoke and Mr. Zeiher moved to approve the variance, Mr. Matthews seconded the motion, which carried 3 – 0.

**The next item on the agenda was an application for a use variance to permit first floor residential uses for the properties located at 333 – 337 E. Water Street, filed by Mark Gross on behalf of the 333 East Water Street Condominium Owners' Association.**

Mr. MacNicol commented that it wouldn't make sense to only allow commercial uses on the first floor since it was clearly a residential building and not really in the downtown area. Chairman Feick commented that it appeared that they were taking care of something that should have been done a long time ago. Mr. MacNicol agree and stated that it was difficult to get bank financing if residential wasn't a permitted use.

Chairman Feick asked if anyone wished to speak in favor of or against this variance. Mark Gross stated that he and the association wanted to go on record as being in favor of this variance.

Mr. Matthews moved to approve the variance; Mr. Zeiher seconded the motion, which carried 3 – 0.

**The next item on the agenda was an application for a variance to the required setbacks to permit an accessory building at 534 Pierce Street, filed by James & Linda Smith.**

Mr. MacNicol stated that he concurred with the staff report, he stated that the existing garage was very small & a shed was needed to store lawn supplies. He clarified that the new shed would be beside the garage and wouldn't extend any further into the setback.

No one in the audience spoke and Mr. Zeiher moved to approve the requested variance; Mr. Matthews seconded the motion, which carried 3 – 0.

**The next item on the agenda was an application for a variance to the required front yard setback to permit a second floor residential addition at 424 Cove, filed by Greg Franks.**

Mr. MacNicol stated that this variance would allow for construction of a second floor and it was a very small variance. Most of the other houses in this area extended out farther into the setback.

Greg Franks stated that it would be much easier to construct the addition with this variance. No one spoke against it and Mr. Matthews moved to approve the variance, Mr. Zeiher seconded the motion, which carried 3 – 0.

**The next item on the agenda was an application for a variance to the maximum allowed fence height at 1323 Tiffin Avenue, filed by Nicholas Lawson.**

Mr. MacNicol stated that this property was on a very busy street, it was very noisy and staff had no objection to approval of the variance. Nick Lawson stated that he wanted to install a sliding glass door and patio off the side of his house which would extend his backyard and that's why he wanted the higher fence.

No one spoke against the variance and Mr. Zeiher moved to approve the requested variance, Mr. Matthews seconded the motion, which carried 3 – 0.

**The last item on the agenda was an application for a variance to the required setbacks to permit an accessory building at 711 First Street, filed by Joseph Ritzenthaler & Debra Richardson.**

Chairman Feick stated that the key was that the applicant was tearing down the old garage and there were no properties that would be affected by the new garage. Mr. MacNicol agreed and stated that staff had not received any objections.

Mr. Matthews moved to approve the variance, Mr. Zeiher seconded the motion, which carried 3 – 0.

There was no further business before the Board, and the meeting was adjourned at 4:40 p.m.

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Mary L. Grendow, Clerk

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John Feick, Chairman