

**BOARD OF ZONING APPEALS - Minutes of August 25, 2020**

**7:00 p.m.**

Minutes are posted on the City Website @ [www.cityofvermilion.com](http://www.cityofvermilion.com) (meetings tab/city meeting minutes)

*Roll Call: Dan Phillips, Guy LeBlanc, Philip Laurien, Dave Chrulski. Not Present: Bob Voltz*

*Attendees: Bill DiFucci, Building Inspector; Steve Holovacs, Council Rep., Guest: Mayor Forthofer*

**NOTE: OFFICIAL ACTION REQUIRES 3 AFFIRMATIVE VOTES. See COV 1264.02(b); Therefore, \*Motions will be stated in the positive (e.g., To Grant.. / To Waive.. / To Determine...); and a member=s >Yes= vote means Agree and a >No= vote means Disagree.**

Dan Phillips, Chairman called the August 25, 2020 meeting to order.

**APPROVAL OF MINUTES:**

**G. LeBlanc MOVED;** D. Phillips seconded to approve the meeting minutes of July 28, 2020. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

An *Oath* of truthfulness was administered to those in attendance who planned to speak during these proceedings. *Dan Phillips* described how meetings are conducted, explained the avenue of recourse available when a variance request or appeal might be denied, and gave a reminder that it takes 3 affirmative votes for an action (motion\*) to pass.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**[R-S] 5149 Seventh Street - Applicant: Prete Builders, Inc. (Rear/Side Yard Setbacks)**

*Applicable City code section(s) cited:*

*1270.09 (e) (2) B – Rear Yards not less than 30’ – proposed = 3’ 2 3/8” – variance requested – 26’ 9 5/8”*

*1270.09 (e) (2) C – Side Yards not less than 7’ – proposed = east 3’; west 3’ – variance requested – 4’ & 4’*

Paul Prete of Prete Builders, Inc. was present on behalf of the property located at 5149 Seventh Street. B. DiFucci explained in detail the variance requests as submitted. P. Prete gave an overview to the board of the fire-rated materials they use.

**P. Laurien MOVED,** D. Phillips seconded to approve the variance requests as cited above. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**[R-S] 5118 Tabernacle - Applicant: Prete Builders, Inc. (Rear/Side Yard Setbacks)**

*Applicable City code section(s) cited:*

*1270.09 (e) (2) B – Rear Yards not less than 30’ – proposed = 3’ – variance requested – 27’*

*1270.09 (e) (2) C – Side Yards not less than 7’ – proposed = 6’ - variance requested – 1’*

Paul Prete of Prete Builders, Inc. was present on behalf of the property located at 5118 Tabernacle. B. DiFucci explained in detail the variance requests as submitted. The board review accordingly.

**D. Phillips MOVED;** G. LeBlanc seconded to approve the variance requests as cited above. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**[R-3] 6880 Cliffside Drive; Applicant: Michael Bennett (Side Yard Setback)**

*Applicable City code section(s) cited:*

*1272.12 (c) – Side yard not less than 8’ – proposed = 12” – variance requested – 7’*

Michael Bennett explained his request is for a variance from the side property line so he can erect a shed. The members of the board reviewed the location of the proposed shed and noted they visited the site and did not see any problems with the variance requested as submitted.

**D. Chrulski MOVED,** G. LeBlanc seconded to approve the variance request as cited above. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**Adjournment:**

D. Phillips adjourned the meeting after no further business was entertained.

2020 MEETINGS:

4<sup>th</sup> Tuesday monthly (except December) - *Next: September 22, 2020 @ 7:00 p.m. at the Vermilion Municipal Court, 687 Decatur Street, Vermilion, Ohio*

Transcribed by Gwen Fisher, Certified Municipal Clerk