



City of Vandalia Board of Zoning Appeals

Regular Meeting Agenda

June 11, 2025

Council Chambers

<https://us02web.zoom.us/j/7206872780?omn=89298680042>

6:00 p.m.

1. Call to Order
2. Attendance
3. Old Business
4. New Business
 - a. **BZA 25-0007 – Total Accessory Structure Area – 842 Donora Drive**
5. Approval of Minutes
 - a. **Board of Zoning Appeals Minutes: May 14, 2025**
6. Communications
7. Adjournment

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Ben Graham, MPA, Zoning and Planning Coordinator
DATE: June 5, 2025
SUBJECT: **BZA 25-0007** – 842 Donora Drive - Variance from City Code Section 1224.01(b)(9) “Total Accessory Structure Area”

General Information

Applicant: Steve Baker
842 Donora Drive
Vandalia, Ohio 45377

Zoning: Residential Single-Family (RSF-3)

Location: 842 Donora Drive

Related Case(s): None

Requested Action: Recommendation to City Council

Exhibits:

- 1 – Application
- 2 – Letter of Justification
- 3 – Criteria Responses
- 4 – Location Map
- 5 – Site Plan
- 6 – Shed Example
- 7 – Existing Garage Permit
- 8 – Property Information

Background

The Applicant, Steve Baker has requested a variance to allow the construction of a 160 square foot shed. The total area of all accessory structures will exceed 4% of the total lot area and 40% of the principal building footprint at 842 Donora Drive. City Code Section 1224.01(b)(9)(B) provides the total lot area of all accessory buildings and structures identified in Table 1224-1, shall not occupy more than 4% of the total lot area. City Code Section 1224.01(b)(9)(C) provides that any lot in a residential zoning district, regardless of size, shall be permitted to have structures allowed in Table 1224-1 that have an aggregate square footage of 600 square feet or a square footage equal to 40% of the principal building footprint, whichever is less.

TABLE 1224-1: LIMITS OF CERTAIN ACCESSORY STRUCTURES	
Accessory Structure	Maximum Number of Structures
Detached Garages and Carports	1
Detached Storage/Utility Sheds, Barns, Gazebos, and Other Similar Structures	1 if a detached garage and carport is located or proposed for the same lot, otherwise there shall be a maximum of 2
Swimming Pools, Hot Tubs, and Spas	1 each
Tennis and Other Recreational Courts	1
Other Accessory Structure similar in nature to the above-mentioned structures, as determined by the Administrative Officer	1

The Applicant has proposed adding a 160 (10x16) square foot shed to the rear yard of his property. There is an existing 672 square foot detached garage on the property. The total area of both accessory structures would be 832 square feet. The lot is approximately 7,523 square feet; the total lot area of all accessory structures would be 11.05% if the variance is approved. The house is approximately 875 square feet; the total area of all accessory structures would be 95.08% of the principal building footprint if the variance is approved. The maximum area to build on this lot is 301 square feet. The detached garage currently exceeds the maximum area allowed for accessory structures by 371 square feet. The proposed shed would further exceed the nonconformance by 531 square feet.

The Applicant stated in their Letter of Justification that the proposed variance “will not adversely affect the adjacent owners” and the shed will help them keep their “property clean and looking good.”

Variance Criteria

In determining whether a property owner has suffered practical difficulties, the Board of Zoning Appeals and City Council shall weigh the following factors: provided however, an applicant need not satisfy all of the factors and no single factor shall be determinative, to determine the following:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

Applicant Response: Yes, the property in question is still in able use without a variance.

Staff Comment: Staff feels the property in question will yield a reasonable return and the property has a beneficial use without granting of the variance.

- (2) Whether the variance is substantial;

Applicant Response: The variance is substantial, will not affect public health, safety, or general welfare, or affect adjacent owners.

Staff Comment: Staff feels the variance is not substantial.

- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Applicant Response: The granting of the variance will not adversely affect the adjacent owners.

Staff Comment: Staff does not feel that granting the variance would substantially alter the character of the neighborhood. Staff notes that 31 out of 50 houses on Donora Drive already exceed this requirement.¹

- (4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage);

Applicant Response: The variance wouldn't adversely affect the delivery of government services (water, sewer, garbage).

Staff Comment: Staff does not feel the variance would adversely affect the delivery of government services.

- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;

Applicant Response: The owner purchased the property with no knowledge of the zoning restrictions, first time buyer.

Staff Comment: Staff believes the property owner did not have knowledge of the zoning restriction before purchasing the property.

¹ 115, 119, 125, 130, 131, 136, 143, 149, 155, 162, 805, 806, 810, 818, 822, 823, 826, 827, 830, 834, 835, 839, 842, 855, 856, 859, 862, 863, 866, 867, and 870 Donora Drive have accessory structures that exceed the building footprint and total lot area requirement.

- (6) Whether the property owner’s predicament feasibly can be obviated through some method other than a variance;

Applicant Response: There is no other way we can obtain the space we are looking for on the property.

Staff Comment: Staff feels the owner’s predicament cannot be obviated without a variance.

- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

Applicant Response: Yes, we think that granting the variance would be observed and substantial justice.

Staff Comment: Staff feels that the intent behind the zoning code would be observed and that substantial justice would be done by granting the variance.

- (8) Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief.

Applicant Response: The storage shed will help us keep our property clean and looking good.

Staff Comment: Staff feels there are no other relevant factors.

Recommendation

Staff’s recommendation is that the Board of Zoning Appeals recommend **approval** of the requested variance from City Code Section 1224.01(b)(9) for the purpose of allowing the construction of a 160 square foot shed with the existing 672 square foot detached garage.

The recommendation of the Board of Zoning Appeals will be forwarded to City Council for their review.

Development & Engineering Services Board of Zoning Appeals Application

Complete this page and follow the directions on page 2

Applicant Name: STEVE BAKER

Mailing Address: 842 Donora Dr.

Phone Number: [REDACTED]

E-mail Address: [REDACTED]

Owner Name**: STEVE BAKER

Mailing Address: 842 Donora Dr.

Phone Number: [REDACTED]

OFFICE USE ONLY
Filing Date 5/18/25
Hearing Date 6/11/25
Case No. B2A 25-0007

**** If Applicant is other than owner, written consent of owner is required for variance.**

Location of Property

Street Address: 842 Donora Dr.

(north, south, east, west) side of Foley Dr. _____ feet

(north, south, east, west) from the intersection of N. Brown School Rd.

Attach copy of legal description of the property as recorded in the County Recorder's office.

Case Description.

Present Zoning District: 124 Total Acres: .1722

Description of the existing use of property: grassy area in Backyard not being used.

Description of proposed use of property: SHED, for wifes christmas stuff etc. mower, snow blower

Specific Zoning Code provision that applicant is seeking variance from: _____

Variance Requested: _____

Request for zoning certificate was refused on _____

Applicant must also attach a letter justifying the variance, see page 2, Section C for directions.

Applicant/Owner Steve Baker

Date

Zoning Administrator Br Mc

Date

5/18/25

FILING FEES (office use only):
Residential (\$159.00) _____
Commercial (\$318.00) _____
Receipt No.: _____ TOTAL: 159

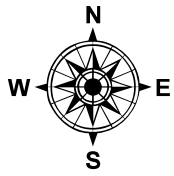
To Whom It May Concern,

We would like to add a
Storage Shed to our
property, Because of the
Lack of Storage at our
Home.

It would Increase
the property Value and Help
as a Sound Barrier
from the Neighbors!

Variance Review Criteria

- ① yes, The property in question is still in able use without a Variance.
- ② The Variance is Substantial, Will Not affect public health, Safety, or general welfare, or affect adjacent owners
- ③ The granting of the Variance will Not adversely affect the adjacent Owner
- ④ The Variance wouldn't adversely affect delivery of government Service (water, Sewer, garbage).
- ⑤ The Owner purchased the property with No Knowledge of the Zoning Restriction's, first time Buyer.
- ⑥ There is No other way we can obtain the Space we are looking for on the property
- ⑦ yes, we Think That Granting the variance would Be Observed and Substantial Justice!
- ⑧ A Storage Shed will Help us keep our property Clean and looking Good!



1 inch = 19 feet



City of Vandalia Board of Zoning Appeals

842 Donora Drive

BZA 25-0007 Total Accessory Structure Area



Permit # _____

RESIDENTIAL ACCESSORY STRUCTURE SHED PERMIT

City of Vandalia, Ohio

REQUIREMENTS PER SECTION 1224.01

Structures shall not be closer than five (5) feet from any side or rear property line and shall not be located in any recorded easement.

Structures shall not be located within six (6) feet of any principal dwelling structure on the same lot or within ten (10) feet of any off-site structures.

The total area of all accessory structures shall not exceed 4% of the lot area. Such total will not be restricted to less than 600 square feet or a square footage equal to 40% of the footprint of the principal building, whichever is less. The sum of all accessory structures shall not exceed 3,000 square feet.

The combined area of all structures and pavement on a lot shall not exceed the maximum impervious surface coverage as established in each district.





10X16

CITY OF VANDALIA BUILDING DEPARTMENT
333 JAMES E. BOHANAN MEMORIAL DRIVE
VANDALIA, OHIO 45377
937-898-3750

10/16/99

APPLICATION # 99066
PERMIT # 2248
DATE: 10/16/99

1,2,3 FAMILY
BUILDING PERMIT

LOCATION OF JOB: 842 Danora Dr LOT #
OWNER: Charles T Rantz Jr PHONE # 898-2747
ADDRESS: 842 Danora Dr CITY, STATE, ZIP Vandalia Ohio 45377
PLANS BY PHONE #
ADDRESS: CITY, STATE, ZIP
CONTRACTOR: Self PHONE #
ADDRESS: CITY, STATE, ZIP

NEW ☐ ADDITION ☐ ALTERATION ☐ PATIO COVER ☐ DECK ☐ SHED ☐ FENCE ☐
POOL ☐ GARAGE ☒ OTHER (SPECIFY) ☐
TYPE OF WORK

SQ. FT. EACH AREA		PERMIT FEE (OFFICE USE ONLY)	
1ST FLOOR		BUILDING PERMIT FEE	672 x .08 = 53.76
2ND FLOOR		ZONING FEE	15.00
BASEMENT		OCCUPANCY FEE	
SLAB		FIREPLACE	
GARAGE 1 2		WATER TAP FEE	
WATER METER SIZE	TAP SIZE	SEWER TAP FEE	
OTHER 7x24 =		REMOTE READER FEE	
OTHER		CONSTRUCTION WATER FEE	
TOTAL SQ FT 672		OTHER	
ZONING DEPT (OFFICE USE ONLY)		OTHER	
ZONING DISTRICT R4		SUB TOTAL	68.76
APPROVED BY [Signature]	DATE 9/29/99	PLAN REVIEW FEE	
VARIANCE REQUIRED YES NO EFFECTIVE		RECEIPT NO.	
		TOTAL DUE.	68.76

In consideration of the issuance of this permit, the owner and his agent or contractor do hereby covenant and agree to comply with all laws of the State of Ohio and the Building Code and Zoning Ordinance of Vandalia, Ohio and to install the proposed building and/or work, or make the proposed change or alterations or do the described above, in accordance with the plans and specifications as approved by the Building Inspector, and certify that the information and statements given on this application and the accompanying drawings and specifications are true and correct to the best of their knowledge.

BUILDING PERMIT
EVALUATION \$ 12,000.00
PERMIT FEE \$ 68.76
RECEIPT NO 8203

X Charles T Rantz Jr 9/29/99
OWNER/AGENT DATE

[Signature] 10/16/99
BUILDING OFFICIAL DATE

Printable page

PARID: B02 00125 0026
PARCEL LOCATION: 842 DONORA DR
NBHD CODE: 48040000

[Click here to view neighborhood map](#)

Owner

Name
BAKE STEVEN G

Mailing

Name BAKE STEVEN G
Mailing Address 842 DONORA DR
City, State, Zip VANDALIA, OH 45377 2818

Legal

Legal Description 267 EDGEWOOD

Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres .1722
Deed
Tax District Name VANDALIA CITY-VAN BUTLER CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
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06-OCT-17 \$74,500 201700059738 RENTZ CHARLES T JR BAKE STEVEN G

Values

	35%	100%
Land	10,990	31,400
Improvements	30,540	87,260
CAUV	0	0
Total	41,530	118,660

Building

Exterior Wall Material	ALUMINUM/VINYL
Building Style	RANCH
Number of Stories	1
Year Built	1956
Total Rms/Bedrms/Baths/Half Baths	5/3/1/0
Square Feet of Living Area	875
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	875
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	NONE
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

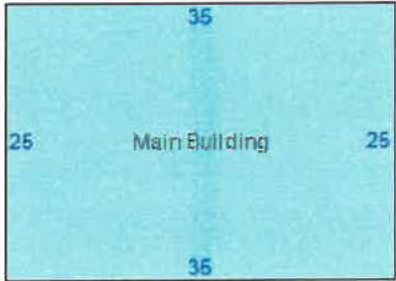
11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00

Current Year Rollback Summary

Non Business Credit	-\$206.32
Owner Occupancy Credit	-\$51.58
Homestead	\$0.00
Reduction Factor	-\$1,438.54

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$1,123.55	-\$1,123.55	\$1,122.55	\$0.00	\$1,122.55



Item	Area
Main Building	875
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	672

DRAFT
Minutes of the City of Vandalia Board of Zoning Appeals
May 14, 2025

Agenda Items

1. Call to Order
2. Attendance
3. Old Business
4. New Business
 - a. BZA 25-0006 – Minimum Lot Frontage – 650 Pool Avenue
5. Approval of Minutes
 - a. Board of Zoning Appeal Minutes: April 23, 2025
6. Communications
7. Adjournment

Members Present:	Mr. Mike Johnston, Mr. Steve Stefanidis, and Mr. Robert Wolfe
Members Absent:	Mr. Mike Flannery and Mr. Kevin Larger
Staff Present:	Mr. Ben Graham, Zoning and Planning Coordinator
Others Present:	Mr. Brandon Kaiser

1. Call to Order

Mr. Johnston called the meeting to order at 6:00 p.m. Mr. Johnston described the BZA as a recommending body that evaluated the BZA application and stated that the City Council would make the final decision on all appeal and variance requests but will not hold its own public hearing. He noted that City Council would hear the request at its June 16, 2025, regular meeting.

2. Attendance

Three of the members were in attendance. Mr. Flannery and Mr. Larger were absent.

Mr. Stefanidis made a motion to excuse Mr. Flannery and Mr. Larger. Mr. Wolfe seconded the motion. The motion passed 3-0.

3. Old Business

Mr. Graham confirmed that there was no old business.

4. New Business

a. BZA 25-0006 – Minimum Lot Frontage – 650 Pool Avenue

Mr. Graham stated that the Applicant, Brandon Kaiser, on behalf of Longhorn Development LLC has requested a variance to not meet the minimum lot frontage requirement. Table 1226-1 in City Code 1226.05 provides that lots with 5 or more dwelling units shall have at least 125 feet of frontage. Lot 3 will have 0 feet of frontage. Lot 1 has 153.21 feet of frontage and Lot 2 has 168.22 feet of frontage. Both Lot 1 and Lot 2 meet the requirements of the zoning code.

Mr. Graham stated the overall layout of the buildings and drive will remain the same, but the lot will be divided into 3 separate lots, instead of being 1 lot. The buyer, Fischer Homes is requesting the Applicant to divide the property 3 ways in order to allow the transfer of 1 property at a time as they begin to build these multi-family buildings.

Mr. Graham reported that in the Letter of Justification, the Applicant explains “the original plan was to place 3 buildings on 1 lot. The previous configuration was approved in May 2024. Once approved, the current owner purchased the property in August 2024. In December, the buyer decided that in order to purchase, the property needed to be split into 3 lots.”

Mr. Graham noted that the arrangement of buildings, private streets, and other elements of the development would remain unchanged if this variance is approved. The proposed variance would allow the creation of a zero-frontage lot, which in turn would allow the buildings to be sold one at a time, once complete.

Mr. Graham referred to the PowerPoint presentation and stated that the overall configuration of the lot will remain the same, but the lot lines will be adjusted. He added that Lot 3 requires a variance.

Mr. Wolfe asked what is permitted under the current zoning. He questioned whether the Applicant is only allowed to construct condominiums and not apartments. Mr. Graham responded that the property is zoned Residential Multi-Family (RMF), which allows for any type of multi-family development, including both apartments and condominiums. He clarified that this particular proposal is for condominiums.

Mr. Wolfe then asked if the Applicant would need additional approval to change the use from condos to apartments. Mr. Graham replied that if the layout is altered, the project would need to go through another Site Plan Review by the Planning Commission.

Mr. Wolfe summarized that the zoning allows for either condominiums or apartments. Mr. Stefanidis replied that this use being proposed is for condos.

Mr. Graham reiterated that the property is zoned Residential Multi-Family, and that any multi-family use—whether owner-occupied or rental—is permitted. However, if the layout were to change, a new site plan would need to be submitted to the Planning Commission.

Mr. Wolfe asked again if switching from condos to apartments would require further review.

Mr. Graham referred back to the PowerPoint and stated that the layout and use have already been approved by the Planning Commission. The only proposed change is to the lot lines. Any significant change to the layout would require further review.

Mr. Wolfe expressed concern, saying that Mr. Graham had told him two different things: that multi-family zoning permits both condos and apartments, and that changing to apartments would trigger another site plan review. Mr. Wolfe added that if the design remains unchanged, the use could switch between condos and apartments without additional review.

Mr. Graham stated that this design is specifically for condominiums and that apartments would likely require a different design, particularly regarding building layout and parking.

Mr. Wolfe voiced concern that the Applicant and future buyer may build one building at a time with the intent of eventually converting the project to apartments instead of condos. He added that Vandalia does not need any more apartments.

Mr. Stefanidis asked what would happen if the condos were later rented. Mr. Graham replied that any significant change to the layout would need Planning Commission approval. Mr. Wolfe responded that if the use remains multi-family, Planning Commission approval would not be required.

Mr. Wolfe reiterated that he does not support the addition of more apartments. He stated that any new development should be strictly for condominiums or houses.

Mr. Graham stated that Mr. Tim Winkle of 639 Pool Avenue called his office to express concern about the variance and the possibility of apartments.

Mr. Johnston invited the Applicant to address the Board.

Mr. Brandon Kaiser, representing Longhorn Development LLC, of 562 North Main Street Springboro, Ohio 45066, introduced himself as the owner of 650 Pool Avenue.

Mr. Kaiser stated that during the May 2024 meeting, two residents expressed concern about the potential for apartments versus condominiums. He assured the Board that there is no intent to develop apartments and noted that the project's covenants include bylaws prohibiting transient housing. The minimum lease term will be one year.

Mr. Kaiser emphasized that they are fully committed to building condominiums. However, once a unit is sold, they cannot legally prevent a buyer from renting it.

Mr. Kaiser added that the product being proposed is similar to a development they completed in Sugarcreek Township.

Mr. Wolfe asked about the price range. Mr. Kaiser replied the range will be from \$239,000 – 350,000.

Mr. Wolfe stated that he could not support the proposal, expressing concern that the project is a setup to sell apartments rather than condos.

Mr. Graham asked if there was a condominium association. Mr. Kaiser confirmed there will be.

Mr. Graham asked whether short-term rentals would be prohibited. Mr. Kaiser responded that while Fischer Homes had requested a minimum six-month lease, they opted for a stricter one-year minimum. No month-to-month rentals will be permitted.

Mr. Johnston asked how many units each building will have. Mr. Kaiser replied that each building will have 10 units.

Mr. Kaiser added that the original site plan did not need Council approval because it met the requirements of the zoning code.

Mr. Kaiser reiterated Mr. Graham's earlier statement that the design was approved by the Planning Commission and that any change to the design would require another review.

Mr. Stefanidis asked for clarification on leasing. Mr. Kaiser replied that an individual could lease out their units. Mr. Wolfe expressed dissatisfaction with that arrangement. Mr. Graham clarified that the Planning Commission has already approved the site plan. The Board is only making a recommendation regarding lot frontage.

Mr. Johnston asked if these concerns were brought up at Planning Commission. Mr. Graham replied that it was. Mr. Wolfe added that he may need to consider joining the Planning Commission.

Mr. Kaiser stated the site plan met all the zoning requirements for Planning Commission.

Mr. Kaiser reiterated that the site plan met all zoning code requirements and stated that the condos are similar to those in Beavercreek, Bellbrook, and Sugarcreek.

Mr. Stefanidis asked what role Mr. Kaiser's company plays in the project. Mr. Kaiser explained that his company prepares the site for Fischer Homes, which will purchase each building individually and then sell the units.

Mr. Johnston confirmed that Fischer Homes will build and sell all building units at a time before moving on to the next.

Mr. Johnston asked about curb appeal. Mr. Kaiser stated the development will have a private drive.

Mr. Kaiser stated the project will be completed in three different phases.

Mr. Stefanidis asked if all the excavation would happen at once. Mr. Kaiser responded that they are already working to excavate the entire property.

Mr. Graham asked what building will be constructed first. Mr. Kaiser replied Lot 2.

Mr. Kaiser emphasized once again that the buildings will be condominiums.

Mr. Wolfe asked about water detention. Mr. Kaiser showed him the detention pond on the PowerPoint.

Hearing no further comments from the public, Mr. Johnston closed the public portion of the meeting.

Variance Criteria

Mr. Johnston then proceeded to the variance review criteria.

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

BZA Comment: The Board agreed the property in question will yield a reasonable return and the property has a beneficial use without granting of the variance.

- (2) Whether the variance is substantial;

BZA Comment: The Board agreed the variance is not substantial.

- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Mr. Wolfe asked how many parking spaces would be provided for the development. Mr. Kaiser responded that there would be approximately 70 parking spaces, including those in driveways and garages. Mr. Graham directed the Board's attention to the PowerPoint presentation to highlight the designated parking areas.

Mr. Wolfe stated that he believed the amount of parking was insufficient. Mr. Graham replied this meets the requirements of the zoning code. Mr. Kaiser added that 3 units are just one bedroom.

BZA Comment: The Board agreed that granting the variance would not substantially alter the character of the neighborhood.

- (4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage);

BZA Comment: The Board agreed the variance would not adversely affect the delivery of government services.

- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;

Mr. Wolfe asked who owns the property and whether this was their first development in Vandalia. Mr. Kaiser responded that the property is owned by Longhorn Development LLC and confirmed that this is their first development in Vandalia.

BZA Comment: The Board agreed the property owner did not have knowledge of the zoning restriction before purchasing the property. When Staff first met with the Applicant, their intent was to have all the buildings on one property.

- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

BZA Comment: The Board agreed the owner's predicament cannot be obviated without a variance.

- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

BZA Comment: The Board agreed the intent behind the zoning code would be observed by granting the variance.

- (8) Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief; and

BZA Comment: Mr. Johnston and Mr. Stefanidis agreed there are no other relevant factors. Mr. Wolfe did not agree there were no other relevant factors.

Mr. Johnston reported that Staff recommends that the Board of Zoning Appeals recommend **approval** of the requested variance from Table 1226-1 in City Code Section 1226.05 for the purpose of allowing Lot 3 of "The Landing" to have 0 feet of lot frontage at 650 Pool Avenue.

Hearing no questions, Mr. Johnston called for a motion.

Mr. Stefanidis made the motion to recommend **approval** of the requested variance from Table 1226-1 in City Code Section 1226.05 for the purpose of allowing Lot 3 of "The Landing" to have 0 feet of lot frontage at 650 Pool Avenue.

Mr. Johnston seconded the motion. The motion passed 2-1. Mr. Wolfe voted against the motion.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on May 19, 2025, at 6:00 p.m. and the City Council Meeting on June 16, 2025, at 7:00 p.m.

Mr. Kaiser thanked the Board and assured them that only condos would be placed in the development.

5. Approval of Minutes

a. Board of Zoning Appeal Minutes: April 23, 2025

Mr. Wolfe made a motion to approve the April 23, 2025, Meeting Minutes. Mr. Stefanidis seconded the motion. The motion passed 3-0.

6. Communications

Mr. Graham reported the meeting scheduled for May 28, 2025, has been canceled.

Mr. Graham reported there would be a meeting on June 11, 2025.

7. Adjournment

Mr. Wolfe made a motion for adjournment. Mr. Stefanidis seconded the motion. The motion passed 3-0.

The meeting was adjourned at 6:31 p.m.

Mike Johnston
Vice Chair