

## Minutes of the Zoning Board of Appeals

July 18, 2019

6:00 P.M.

Regis Barrett, Chairman called the meeting to order.

MEMBERS PRESENT: Regis Barrett, Chairman  
Craig Farkas  
Earl Bloam  
Wally Parker

ABSENT:

ALSO PRESENT: Dave Kulcsar, Building Commissioner

**Motion** by Bloam, second by Barrett to approve the minutes of May 16, 2019. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, No: Noner (**Approved**)

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A request from Swensons Drive-in for a variance for the parking setback for the front yard of 19 feet east and 6.5 feet south and of the rear yard of 15 feet for a drive-in restaurant at 4660 Ridge Road PP# 43307004. Ron Dee explained the plans, company information and the need for the variances. Ron Dee stated they would like to start construction and be open by the end of the year. Commissioner Kulcsar explained the Building Department had no issues with the plans. There was discussion how they business runs and hours. After further discussion, a **MOTION** by Bloam, second by Barrett to **APPROVE** the request. **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker. No: None (**Approved**)

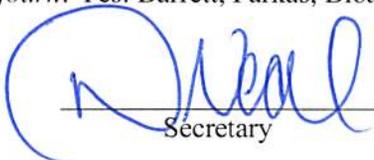
A request from Swensons Drive-in for a building setback rear yard variance of 17.5 feet for a drive-in restaurant at 4660 Ridge Road PP# 43307004. After further discussion, a **MOTION** by Bloam, second by Barrett to **APPROVE** the request. **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker. No: None (**Approved**)

A request from Swensons Drive-in for a variance for two wall signs to project 2 ft. 6 in. above the roof line for a drive-in restaurant at 4660 Ridge Road PP# 43307004. After further discussion, a **MOTION** by Parker, second by Barrett to **APPROVE** the request. **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker. No: None (**Approved**)

A request from Jeffery Wells for a 22 inch height variance for a fence in the side yard at 6501 Northcliff Avenue PP# 43321067. Mr. Wells did not show. After further discussion, a **MOTION** by Barrett, second by Parker to **DENY** the request. **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker. No: None (**Denied**)

Dave Kulcsar explained that Dean Bredenbeck has retired from the Board. He wanted to thank him for the many years of service to the City. Dean was a great asset to the Board and the City. He then stated Dean will be missed. The position is posted online.

There being no further business, **Motion** by Bloam second by Parker to adjourn. **Vote Resulted:** *To Adjourn:* Yes: Barrett, Farkas, Bloam, Parker. (**Meeting Adjourned**)

  
Secretary

  
Chairman