

**VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
April 4, 2018**

Board members present: Leroy Ryerson, Thomas Spears, Julie Studer, and Robert Werner.
Board members absent: Mike Walters. Also present: Justin Mangold, Tax Commissioner
Tiffany Bachman, and Community Development Coordinator Barbara Knisely.

The Board of Zoning Appeals (BZA) meeting was called to order by Robert Werner at 6:00 p.m.

The first order of business was to elect officers for the 2018 calendar year. Leroy Ryerson nominated Robert Werner as Chair, Mike Walters as Vice Chair, and Tom Spears as Secretary. Tom Spears seconded the nomination. 4 ayes

Motion by Leroy Ryerson, seconded by Tom Spears to approve the December 6, 2017, Minutes as written. 4 ayes

Chair Werner swore in Justin Mangold from Home Construction, LLC., on behalf of Pamela Rose, who was about to give testimony concerning the request for a variance at 5825 Weckerly Road.

Appeal No. 01-2018: Mr. Mangold stated that Pamela Rose would like to construct a 3-bay garage (40 x 22) at 5825 Weckerly Road where her auction offices are located. The purpose of the garage is to store trailers, signs, and tables used in the auction business. No other garages or storage sheds are located on the property and this will help to keep the exterior free from the storage of these items. Due to the flood plain on a large portion of this lot, variances will be required to build the garage.

Mr. Ryerson asked if the neighbors had been notified; Mr. Mangold responded yes, as far as he knew. The Board members then discussed whether it would block the view, but it was explained that a row of pine trees and privacy fence are currently located there. This new building would not obstruct the view at the intersection. Mr. Mangold added that some of the pine trees would be removed to make way for the garage.

It was confirmed that the front façade of the garage would match the brick/stone exterior on the main office building. The vinyl siding on the sides and rear would also match.

Leroy Ryerson moved to approve the request for the variances:

- 10.5 foot variance to the front yard setback
- 17 foot variance to the side yard setback
- 27 foot variance to the rear yard setback

Tom Spears seconded the motion. 4 ayes

Ms. Knisely stated that she would be sending a letter to Home Construction, LLC and Pamela Rose confirming the outcome of this meeting.

With no further business to come before the Board, Leroy Ryerson moved to adjourn, Tom Spears seconded the motion. Motion passed 4-0 and the meeting was adjourned at 6:12 pm.

Respectfully submitted,

Barbara Knisely
Community Development Coordinator