

**VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
June 6, 2018**

Board members present: Leroy Ryerson, Thomas Spears, Julie Studer, Mike Walters, and Robert Werner. Also present: Tommy Heaps, 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.

Motion by Leroy Ryerson, seconded by Julie Studer to approve the April 4, 2018, Minutes as written. 5-0

Chair Werner swore in Tommy Heaps, who was about to give testimony concerning the request for a rear yard setback variance at 10941 Otsego Street.

Appeal No. 02-2018: Mr. Heaps testified that he would like to build an addition to an existing detached garage located at the rear of his property. He believes the existing garage is six feet from the property line, although the zoning permit issued for that garage showed it was located five feet from the property line. The current zoning code states garages of this size must be located at least ten feet from the property line. He would like to extend the garage twenty-four feet easterly, keeping it in line with the current garage. The height of the addition would be one to two feet higher. The villas behind him installed a white vinyl fence, which he believes is on the property line, and all they see is the garage roof extending above the six foot fence. He wants additional storage for an antique car that he has stored elsewhere. Tools, lawn mowers, etc. are stored in the current garage. Once the addition is built, the garage will be approximately 24 x 46 feet. Mr. Heaps added his only option is to build the addition at the required ten foot distance from the rear property line, which would make the back wall jut out half way across.

Leroy Ryerson moved to approve a four foot variance to the rear yard setback to allow the addition. Additional discussion followed concerning the location of the existing privacy fence / actual lot line / location of garage, and whether all four conditions have been met to grant a variance. Julie Studer asked if a survey could be done to identify exact location of the garage.

Mr. Ryerson then amended his motion to allow a five foot variance to the required rear yard setback in order to construct an addition to the existing garage. Mike Walters seconded the motion. 5-0

Mr. Heaps was instructed to check with Village staff as to his next steps and was reminded that construction must start within six months from the date of the granting of this variance.

With no further business to come before the Board, Leroy Ryerson moved to adjourn, Tom Spears seconded the motion. Motion passed 5-0 and the meeting was adjourned at 6:15 pm.

Respectfully submitted,

Barbara Knisely, Community Development Coordinator