

**VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
November 7, 2018**

Board members present: Leroy Ryerson, Thomas Spears, Julie Studer, Mike Walters. Also present: Ryan Kudzia, Tax Commissioner Tiffany Bachman, and Community Development Coordinator Barbara Knisely.

The Board of Zoning Appeals (BZA) meeting was called to order by Vice-Chair Mike Walters at 6:00 p.m.

Motion by Tom Spears, seconded by Julie Studer to approve the June 6, 2018, Minutes as written. 4-0

Vice-Chair Walters swore in Ryan Kudzia, who was about to give testimony concerning the request for a side yard setback variance at 11135 West Street.

Appeal No. 03-2018: Mr. Kudzia 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 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 by thirty-six feet south, keeping it in line with the current garage. The height of the addition would be the same as the existing garage. He has talked to the neighbor and the neighbor does not object to the garage addition. Mr. Kudzia wants additional storage for projects and his recreational vehicles.

Tom Spears moved to approve a five foot variance to the required side yard setback in order to construct an addition to the existing garage. Julie Studer seconded the motion. 4-0

Mr. Kudzia 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.

It was reported that Bob Werner, former BZA member, has moved from the Village and has resigned from this Board. Mayor Atkinson will be appointing a new member soon.

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 6:06 pm.

Respectfully submitted,

Tiffany Bachman
Income Tax Commissioner