

VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
June 7, 2023

Board members present: Mike Walters, Julie Studer and Wendy Gehring. Also present were Justin Keeler, Deputy Administrator Josh Hartbarger and Zoning Clerk Jennifer Herman.

The Board of Zoning Appeals (BZA) meeting was called to order by Mike Walters at 6:03 p.m.

First item on the agenda is to approve the minutes of the May 3, 2023, meeting. Julie made a motion to accept, seconded by Wendy. Motion passed 3-0.

Second item on the agenda is to review, discuss and finalize a ruling regarding Appeal #02-2023, submitted by Theresa Torio and Justin Keeler, homeowners, for construction of a pole barn/garage in a C-2 Village Commercial district. Justin explained he wanted this type of building for storage/garage space. He has already put down a deposit for the building and has things in storage units. The building manufacturer told him steel is much stronger and will last a lot longer than a stick-built garage. He chose this type of building due to the cost. It is less expensive and more durable. Mike said there are special circumstances they need to consider granting a variance and any salesperson is going to tell you their product is better. Julie asked what the size of the building was. Justin said it is a 50 x 26 building and it will be in line with his house. He is also tearing down the existing garage that is there. He had to combine the two lots to put a garage up. Mike said the hard part is they have never allowed a pole barn in the center of town. They have allowed them closer to agricultural areas, where it is more in line with that area. Justin stated that if he did do a stick-built construction, the outside would still look the same because he would put steel on the outside. Mike wondered if it would be structurally sound. Justin said the steel construction is stronger. Julie said there is a reason they don't allow pole barns. Why are you looking at this type of construction? Justin said it is cheaper, it's going to last longer and be stronger. Mike asked why he prefers pole versus stick built. Justin said it lasts longer and wood rots. Mike said that steel also rusts. What about the foundation? He said there will be a foundation and the steel posts will be anchored to the concrete. Josh clarified that a true foundation is different than posts anchored to concrete. Justin said it would be a concrete slab with the posts anchored to piers rather than concrete block all the way around. Mike said he has a pole barn and a stick-built building on one of his properties and the pole barn has not lasted. He's had to replace three sides of it over the 22 years he's had it. Julie asked if he had the option to appeal to Council. Yes, he does. Justin asked why he would want to do that. Mike said they are the people who came up with the zoning code initially. No fee to appear before Council. Julie made a motion to deny the variance for the pole building. Wendy seconded. Motion passed 3-0.

With no other business to come before the committee. Wendy made a motion to adjourn. Julie seconded. The meeting was adjourned at 6:19 pm.

Respectfully submitted,
Joshua Hartbarger
Deputy Administrator, COO