

**VILLAGE OF WHITEHOUSE**  
**BOARD OF ZONING APPEALS MINUTES**  
**September 6, 2023**

Board members present: Mike Walters, Julie Studer, Dave Riggenbach and Dennis Kennedy. Also present were Garis & Brigitte Martin, Deputy Administrator Josh Hartbarger and Mayor Keogh.

The Board of Zoning Appeals (BZA) meeting was called to order by Mike Walters at 6:01 p.m.

First item on the agenda is to approve the minutes of the June 7, 2023, meeting. Julie made a motion to accept, seconded by Dave. Motion passed 4-0.

Second item on the agenda is to review, discuss and finalize a ruling regarding Appeal #03-2023, submitted by Garis & Brigitte Martin, homeowners, for construction of a two-story detached garage in the rear yard in a R-3 Single-family Residential District. They are asking for a three-and-a-half-foot height variance. Mike stated the plans show an apartment above the garage. Mr. Martin said there would not be an apartment. It will mainly be for storage, but he might put a TV and recliner up there. They picked these plans because they liked the outside appearance and materials of these plans. Brigitte said the house currently does not have a garage and it would be a selling point later. They are also renovating the house. Mike asked if the house currently has a driveway. There is an approach in the front, but there is not a driveway. Garis said there is an alley out back wondered if they could use it. Brigitte said it has been used as an approach to the house behind them for many years. Dennis asked if the sheds would be removed. Brigitte said yes, the sheds would be removed. Dennis asked if a driveway would run to the garage on North Street. Garis said they would like to use the alley. There is a "paper alley" at the back of these properties on North Street and Long Street. Dennis described a "paper alley" as one that was platted out but never maintained and has gone back to nature. Brigitte said they would like to face the garage doors to the back of the property and utilize the "paper alley" for driveway access. Dennis clarified that it would face to the west. The Martins confirmed that yes it would. Dennis asked if they had ever considered combining the two parcels. Brigitte said no that they are two separate parcels and would not be good for resale value if they ever sell one of them. Dave asked for clarification on which direction the garage would face. The Martins said they would like to face it towards the "paper alley." Mike asked for a motion. Dennis said he does not have any problems with sky, air, or light pollution if the variance were granted, but it is considered a recreational space. Details would need to be worked out for driveway access. Brigitte clarified there would not be an apartment upstairs, it just happened to be on the plans. Dennis made a motion to approve the height variance, Julie seconded. Motion passed 4-0.

With no other business to come before the committee, Dave made a motion to adjourn, Dennis seconded. The meeting was adjourned at 6:25 pm.

Respectfully submitted,  
Joshua Hartbarger  
Deputy Administrator, COO