HEARING DATE:	Monday, November 17, 2025								
BZA NO:	BZA25-00049								
APPLICANT:	Thomas Koepfler								
SITE LOCATION:	313 Morris St aka 215, 217, & 229 Wade St								
ZONING DISTRICT:	IG								
SWO or NOL Issued:	N/A								
CODE DESCRIPTION:	1107.1906 1107.1906 Surfacing and Drainage. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways shall be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater system subject to the regulations and approval of the Department of Public Utilities.								
ANALYSIS:	YSIS: Applicant requests to maintain dust material (gravel) at existing lots for material and equipment staging area.								
BOARD ACTION:									
MOTION TO APPROVE/DISAPPROVE: 1 ^{ST/2h}	1 ST/2ND ID MOTIONS IF 2ND MOTION	YEA	Nay	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN			
Julia Randles									
Eric Craig									
Christy Soncrant									
Carrie Hartman									
Devon Overton									
Robert Pasker									
Nathan Knapke									
VOTING RESULTS:									
APPROVED DISAPPROVED _	DEFERRED	WITHDRAWN							
CONDITIONS OF APPROVAL:									

HEARING DATE:		Monda	Monday, November 17, 2025								
BZA NO:		BZA25	BZA25-00050								
APPLICANT:		Brando	Brandon Banten								
SITE LOCATION:		1609 V	1609 W Bancroft St								
ZONING DISTRICT:		10CR	10CR								
SWO or NOL Issued:		N/A	N/A								
CODE DESCRIPTION:		1105.0 The i	1105.0302 (A1) 1105.0302 Commercial and Industrial Districts. The following standards apply in all Commercial and Industrial districts: 1. Fences shall not exceed 3 ½ feet in height in the front yard.								
ANALYSIS:		Applic height	ant requests a within the from	variance in o nt yard setbac	rder to install a k.	six foot fence	2.5 feet over	the allowed			
BOARD ACTION:											
MOTION APPROVE/DISAPPROVE:	ТО	1 st/2nd Motions	1 ST/2ND IF 2ND MOTION	YEA	Nay	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN			
Julia Randles											
Eric Craig											
Christy Soncrant											
Carrie Hartman											
Devon Overton											
Robert Pasker											
Nathan Knapke											
VOTING RESULTS:											
APPROVED DISAP	PROV	ED DE	EFERRED	WITHDRA	WN						
CONDITIONS OF APPROVA	AL:										

1045 Matzinger Rd										
1045 Matzinger Rd										
-			Wissam Markho							
G	1045 Matzinger Rd									
	IG									
N/A										
1105.0304; 1108.0404 (B) B. Fences. No fence shall be constructed of used or discarded materials in a state of disrepair, including but not limited to: pallets, doors, tires, corrugated metal, tree trunks, or other similar items. Materials not specifically manufactured for fencing shall not be used for, or in the construction of, a fence within residential zoning district. Fence posts must be structurally stable. The finished side of the fence must face the adjacent property, street, or place. Chain link fencing must not be used to meet buffers and screening requirements. Wood fence posts must be treated lumber.										
ALYSIS: Applicant requests a variance in order to install a six foot "no-climb" wire fence with non permitted materials.										
1 ST/2ND TIONS IF 2ND MOTION	YEA	Nay	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN					
										
DEFERRED	WITHDRAWN									
	B. Fences. No fence disrepair, including but other similar items. Ma for, or in the construction be structurally stable. The properties of the structurally stable of the structurally stable. The properties of the structurally stable of the structurally stable. The properties of the structurally stable of the structurally stable. The properties of the structurally stable of the structural stabl	B. Fences. No fence shall be const disrepair, including but not limited to: other similar items. Materials not specifor, or in the construction of, a fence be structurally stable. The finished side or place. Chain link fencing must not limited by the structurally stable as a variance in order permitted materials. Applicant requests a variance in order permitted materials. 1 STI/2ND	B. Fences. No fence shall be constructed of used disrepair, including but not limited to: pallets, doors, to ther similar items. Materials not specifically manuffor, or in the construction of, a fence within resident be structurally stable. The finished side of the fence mor place. Chain link fencing must not be used to meet Wood fence posts must be treated lumber. Applicant requests a variance in order to install a six permitted materials.	B. Fences. No fence shall be constructed of used or discarded disrepair, including but not limited to: pallets, doors, tires, corrugate other similar items. Materials not specifically manufactured for fefor, or in the construction of, a fence within residential zoning dispose structurally stable. The finished side of the fence must face the actor place. Chain link fencing must not be used to meet buffers and swood fence posts must be treated lumber. Applicant requests a variance in order to install a six foot "no-clim permitted materials. 1 ST/ZNO TIE 2ND MOTION YEA NAY ABSENT 1 ST/ZNO TIE 2ND MOTION YEA NAY ABSENT	B. Fences. No fence shall be constructed of used or discarded materials in a disrepair, including but not limited to: pallets, doors, tires, corrugated metal, tree to other similar items. Materials not specifically manufactured for fencing shall not for, or in the construction of, a fence within residential zoning district. Fence po be structurally stable. The finished side of the fence must face the adjacent propert or place. Chain link fencing must not be used to meet buffers and screening requively of the posts must be treated lumber. Applicant requests a variance in order to install a six foot "no-climb" wire fence opermitted materials. I ST/2ND J ST/					

HEARING DATE:		Monda	Monday, November 17, 2025								
BZA NO:		BZA25	BZA25-00052								
APPLICANT:		Logan	Logan Keil								
SITE LOCATION:		2969 1	2969 113th St								
ZONING DISTRICT:		RS6	RS6								
SWO or NOL Issued:		N/A	N/A								
CODE DESCRIPTION:		1105.0 A. 1 line. B. 1 an accedoors a and par C. N 1105.0 Rear line as A. 1 rear ya B. 1 occupy 1106.0 Unle	1105.0201 (A, B, C); 1105.0204 (A, B); 1106.0101 1105.0201 Setbacks. A. No accessory building shall be located less than 60 feet from the primary front lot								
ANALYSIS:		put hin		kium allowed		carport within the					
BOARD ACTION:											
MOTION APPROVE/DISAPPROVE: Julia Randles	ТО	1 st/2nd Motions	1 ST/2ND IF 2ND MOTION	YEA	Nay	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN			
Enio Cuoio											
Eric Craig Christy Soncrant											
Carrie Hartman											
Devon Overton											
Robert Pasker											
Nathan Knapke											
VOTING RESULTS:											
APPROVED DISAPI		ED DE	FERRED	_ WITHDRA	WN						
CONDITIONS OF APPROVA	AL:										

HEARING DATE:	Monday	Monday, November 17, 2025									
BZA NO:	BZA25-	BZA25-00054									
APPLICANT:	Heather	Heather McCurdy & Jim Motter									
SITE LOCATION:	5516 Ed	5516 Edgewater Dr									
ZONING DISTRICT:	RD6	RD6									
SWO or NOL Issued:	N/A	N/A									
CODE DESCRIPTION:	1107.12 A. Ro 1. 1 for detac 2. 1	 1107.1202 (A1; A2) 1107.1202 Setbacks. A. Residential Districts. In Residential Districts: No parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway; The paved area of driveways serving detached houses, attached houses, or duplexes may not cover more than 40 percent of the front yard up to a maximum driveway width of 24 feet; 									
ANALYSIS:	Applicar around a		variance in o	rder to mainta	in as installed	additional dri	veway turn				
BOARD ACTION:											
MOTION TO APPROVE/DISAPPROVE: 1 Julia Randles Eric Craig	ST/2ND MOTIONS	1 ST/2ND IF 2ND MOTION	YEA	Nay	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN				
Christy Soncrant											
Carrie Hartman											
Devon Overton Robert Pasker											
Nathan Knapke											
VOTING RESULTS: APPROVED DISAPPROVEI	D DEF	ERRED	_ WITHDRAW	/N							
CONDITIONS OF APPROVAL:											