

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: Applicant requests to maintain dust material (gravel) at existing lots for material and equipment staging area.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
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APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____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: **Monday, November 17, 2025**

BZA NO: BZA25-00050

APPLICANT: Brandon Banten

SITE LOCATION: 1609 W Bancroft St

ZONING DISTRICT: 10CR

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: **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: Applicant requests a variance in order to install a six foot fence 2.5 feet over the allowed height within the front yard setback.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND IF 2 ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
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: **Monday, November 17, 2025**

BZA NO: BZA25-00051

APPLICANT: Wissam Markho

SITE LOCATION: 1045 Matzinger Rd

ZONING DISTRICT: IG

SWO or NOL Issued: N/A

CODE DESCRIPTION: **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.

ANALYSIS: Applicant requests a variance in order to install a six foot "no-climb" wire fence with non permitted materials.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ^{ST/2ND} MOTIONS	1 ^{ST/2ND} If 2ND MOTION	YEA	NAY	ABSENT	RECUSE	LEFT VOTE TAKEN	BEFORE
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: **Monday, November 17, 2025**

BZA NO: BZA25-00052

APPLICANT: Logan Keil

SITE LOCATION: 2969 113th St

ZONING DISTRICT: RS6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **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 line.

B. No accessory building shall be closer than 10 feet to the main building, except that an accessory building may not be nearer than 5 feet to the main building if no windows or doors are located in that portion of the wall of the main building that is directly opposite and parallel to a wall of the accessory building.

C. No accessory building shall be closer than 3 feet to any side or rear lot line.

1105.0204 Rear Yard Coverage.

Rear yard refers to the total area of a lot from the rear of a structure to the rear property line as that term is defined in Section 1116.0100.

A. The total of all accessory buildings may not occupy more than 30 percent of the total rear yard in a Residential District.

B. The coverage of driveways, open air parking, detached garages and carports may not occupy more than 50 percent of the total rear yard in a Residential District.

1106.0101 Residential Districts.

Unless otherwise expressly stated, all buildings in Residential (R) Districts must comply with the following standards, as well as all other applicable standards of this Zoning Code.

ANALYSIS: Applicant requests a variance in order to install a carport within the rear yard, which would put him over the maximum allowed rear yard coverage. This project also requires variance on rear yard setbacks.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND If 2 ND 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:

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CONDITIONS OF APPROVAL:

HEARING DATE: **Monday, November 17, 2025**

BZA NO: BZA25-00054

APPLICANT: Heather McCurdy & Jim Motter

SITE LOCATION: 5516 Edgewater Dr

ZONING DISTRICT: RD6

SWO or NOL Issued: N/A

CODE DESCRIPTION: **1107.1202 (A1; A2)**
 1107.1202 Setbacks.
 A. Residential Districts. In Residential Districts:
 1. 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;
 2. 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: Applicant requests a variance in order to maintain as installed additional driveway turn around area.

BOARD ACTION:

MOTION APPROVE/DISAPPROVE:	TO	1 ST /2 ND MOTIONS	1 ST /2 ND If 2 ND 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:
