

MINUTES

BOARD OF ZONING APPEALS

AUGUST 29, 2006

CONFERENCE ROOM

MEMBERS PRESENT

RALPH FENTON  
TOM HAMILTON  
DICK PELLEY  
ROBERT TENNYSON  
ROSS DODSON

MEMBERS ABSENT

OTHERS ATTENDING

GENE MCCONKEY  
SHERRY MILLER  
GAYLE PETITT  
KEITH WILSON  
ELLEN KIMBALL  
RONNIE WATSON

APPROVAL OF MINUTES

The minutes of the July 21, 2006, meeting was read and approved on motion by Ralph Fenton;  
Seconded by Dick Pelley; Vote – Unanimous.

PETITIONS AND REQUESTS FROM THE AUDIENCE

NEW BUSINESS

1. Keith Wilson, 1035 Crestway Drive - Mr. Wilson is proposing a Planned Unit Development with Phase 1 being Professional Office spaces. Due to the irregularity of the lot size, a 17' rear yard variance is needed to allow room for a new city street to provide access from Crestway Drive to the back of the development. The preliminary and proposed buildings from Plat #081206 were shown to the members. At that time the following motion was made.

MOTION: To approve the request as shown on Plat #081206.

MADE: Dick Pelley  
SECOND: Ross Dodson  
VOTE: Unanimous

2. **Ronnie Watson, Cleveland State Community College, 2580 Ingleside Avenue** – Mr. Ronnie Watson petitioned the BZA for consideration to eliminate a 6 ½' X 40' landscape island. Mr. Watson stated that he felt this island would create a safety hazard as well as an obstacle that would create difficulty in the parking / backing of vehicles at this site. Mr. Watson has installed the required landscaping other than the fact the parking lot was not built in compliance with the plans as submitted to the city originally. Gene McConkey, City Building Inspector, reported to the Commission that City Staff could not recommend approval, subject to the completion of the project not meeting the plans as submitted. After a lengthy discussion, the following motion was made.

MOTION: To approve Mr. Watson's request to delete the proposed 6 ½' X 40' island as shown on Plat #060343, dated 3/31/06 and prepared by Cornerstone Engineering.

MADE: Dick Pelley  
SECOND: Ralph Fenton  
VOTE: Unanimous

3. **Athens Area Arts Council, 320 White Street** – Ellen Kimball, Executive Director of the Athens Area Arts Council requested a 7' front yard setback variance for the installation of a new sign. The original sign was removed to make room for a new city sidewalk. Gene McConkey showed the members an aerial photo of where the original sign was placed. The new sign could not be replaced at the original site because it did not meet setback requirements; therefore it was necessary to submit the request. The following motion was made.

MOTION: To approve the 7' front yard variance as requested by the Athens Area Arts Council.

MADE: Ross Dodson  
SECOND: Tom Hamilton  
VOTE: Unanimous

Dr. Pelley serves on the Arts Council Board and abstained from the vote.

There being no further business to come before the board, the meeting was adjourned.

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Ralph Fenton, Secretary