

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS
MINUTES OF MEETING HELD NOVEMBER 13, 2023**

The City of Germantown Board of Zoning Appeals met on November 13, 2023, at 7:00 p.m. in the City Building Council Chambers.

MEMBERS PRESENT: The following members were present at the Call to Order: Mrs. Izor, Mr. Dalton; Mr. Treiber and Mrs. Spencer.

ALSO PRESENT: Also present: Mr. Russell Wallace, applicant; Mr. Reasen, applicant's builder; Jeff Jones, Council Liaison; and Keith Brane, City Planner.

CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 12, 2023, BZA MEETING: On a motion by Mrs. Izor, seconded by Mr. Dalton, it was moved to approve the minutes of the June 12, 2023, meeting as written. On call of the roll: Mr. Izor, yes; Mr. Dalton; yes; Mr. Treiber, yes; and Mrs. Spencer, yes. Motion carried.

PUBLIC HEARINGS: Variance Application #V23-04: Chairman Izor said this application was made by Russell D. and Janice A. Wallace, to allow 203 S. Main Street appeal Section 1127.54, Height and Area Regulation of the Planning and Zoning Code. The applicant was asked to come forward and give an overview of the project.

Mr. Reasen, representing the homeowners, Mr. and Mrs. Wallace of 503 S. Main Street said we are here today to ask for a variance regarding a patio in the rear yard. It is 8% over the 45% maximum impervious surface. Mrs. Wallace is not here this evening because she is in a wheelchair. We are doing this project to put in a master bedroom/bath on the first floor. Most of the homes were built several years ago with the bedrooms on the second floor and Mrs. Wallace struggles to navigate. During this process we were told it exceeded the impervious surface maximum. We are under roof and the rest will start this week. We are here to ask for a patio that will give Mrs. Wallace outdoor use of the backyard with her wheelchair. This is a handicapped accessible project with ramps but there will still be a fairly large area of grass.

Chairman Izor asked Mr. Brane for a summary.

Mr. Brane said as the gentleman said, we looked at the whole project and saw it was going to exceed the maximum impervious surface of 45%. We approved the projects that were under that maximum so they could get started. The variance materials that were received and considered. We weighed the ease of mobility for the resident against the lot coverage. Once all concrete is installed the lot coverage will be 53%. Staff does recommend approval and it doesn't appear there is anyone here to oppose it.

Chairman Izor opened the public hearing at 7:06 p.m. If there are any proponents that would like to speak, please come forward. Seeing none, she asked if there were any opponents. With no one wishing to speak, she closed the public hearing.

Mr. Dalton said they did not receive a site plan but I assume the patio does not extend beyond the sides of the house. Mr. Reasen said no.

Chairman Izor asked if there was any plan to mitigate storm water. Mr. Reasen said the topsoil is very sandy and drains very well.

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On a motion by Mrs. Izor, seconded by Mrs. Spencer, it was moved to approve Variance# V23-04 with the following conditions: total impervious surface shall not exceed 54%. On call of the roll: Mrs. Izor, yes; Mrs. Spencer, yes; Mr. Treiber, yes; and Mr. Dalton, yes. Motion carried.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:12 p.m. All were in favor; none were opposed.

Whitney Izor
Chairman, Board of Zoning Appeals

Keith A. Brane
City Planner