

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS  
MINUTES OF MEETING HELD JUNE 11, 2018**

The City of Germantown Board of Zoning Appeals met on June 11, 2018 at 7:00 p.m. in the City Building Council Chambers.

**MEMBERS PRESENT:**

The following members were present at the Call to Order: Mr. Jones, Mr. Richter, and Mr. Treiber.

**MEMBERS ABSENT:**

Mrs. Izor and Mr. Hutchinson were absent.

**ALSO PRESENT:**

Also present: Mr. Wafzig, Council Liaison; Mr. Bill Neese representing Mr. Morris; and Keith Brane, City Planner.

**CONSIDER APPROVAL OF THE MINUTES OF THE APRIL 9, 2018 BZA MEETING:**

On a motion by Mr. Richter, seconded by Mr. Treiber, it was moved to approve the minutes of the April 9, 2018 meeting as written. On call of the roll: Mr. Richter, yes; Mr. Treiber, yes; and Mr. Jones, yes. Motion carried.

**PUBLIC HEARINGS: VARIANCE APPLICATION V18-02**

Mr. Jones said the next order of business is the public hearing for Variance Application # V18-02 by Tyler Morris of 606 Dayton Pike to appeal Sections 1129.02 (b) (1) and 1129.02 (b) (3) (A) Accessory Structures of the Planning and Zoning Code of the City of Germantown. If granted the variance will allow the construction of an accessory structure that exceeds the gross floor area and the height regulation as permitted by the zoning code.

Mr. Bill Neese of 2288 Beal Road representing the applicant said Mr. Morris owns adjoining properties that total 9.61 acres and is requesting two variances; one from the allowed square footage and the other from the maximum allowed height to accommodate a lift that will pull engines and service his tractors.

Mr. Jones asked what the square footage was of the home, Mr. Neese said 1476 sq. ft. Mr. Jones asked if that is the home that was built in the 1800s. Mr. Neese said yes. Mr. Jones said so there weren't any modifications or additions to the house. Mr. Neese said no.

Mr. Jones said the aerial view shows the lot to the north is unimproved. Mr. Neese said correct. Mr. Jones said the aerial also shows that there is an existing driveway that appears to be paved extending from the right of way to the existing barn. Mr. Neese said that barn/garage was built around 1900 and is going to be demoed and the new structure will be built in its place. Mr. Jones said the driveway will have to be built to current city standards. Mr. Neese said Mr. Morris is going to tear up the current driveway and put in a brand new driveway that's a little bit wider all the way to the new barn structure.

Mr. Richter said I don't see any utilities indicated. Mr. Jones asked if they were going to use the existing utilities. Mr. Neese said yes.

Mr. Jones asked Mr. Brane if he had anything to add. Mr. Brane said no; it seems entirely reasonable; he has a lot of land there even without attaching the additional acreage to the north. He has an existing barn and they aren't increasing any degree of closeness to the side property line. He's zoned single family residential in what otherwise is a farmstead lot, so we had no problem supporting the request.

Mr. Jones opened the public hearing at 7:09 p.m. and asked if there were any proponents or opponents wishing to speak. Seeing none, he asked if there were any final statements from staff or the applicant. Being none, he closed the public hearing at 7:09 p.m.

On a motion by Mr. Jones, seconded by Mr. Treiber, it was moved to approve Variance Application # V18-02 at 606 Dayton Pike that will permit the construction of a garage/barn that exceeds 50% of the gross floor area of the principal structure as well as exceeds the maximum height requirement of the R1-AA district. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; and Mr. Richter, yes. Motion carried.

**EXCUSE ABSENT MEMBERS:**

On a motion by Mr. Jones, seconded by Mr. Richter, it was moved to excuse absent member Mrs. Izor. On call of the roll: Mr. Jones, yes; Mr. Richter, yes; and Mr. Treiber, yes. Motion carried.

On a motion by Mr. Jones, seconded by Mr. Richter, it was moved to excuse absent member Mr. Hutchinson. On call of the roll: Mr. Jones, yes; Mr. Richter, yes; and Mr. Treiber, yes. Motion carried.

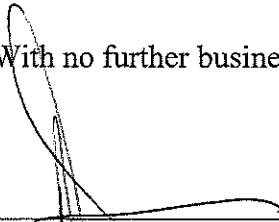
**OTHER BUSINESS:**

Mr. Jones updated the BZA members on what the Planning Commission was working on. The board discussed the plans for the new development off Weaver Road.

Mr. Brane said there will be another variance next month involving a hoop house.

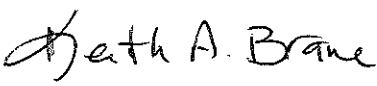
**ADJOURNMENT:**

With no further business the meeting was adjourned at 7:21 p.m.



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Jeffrey Jones  
Chairman, Board of Zoning Appeals



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Keith A. Brane  
City Planner