

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS
MINUTES OF MEETING HELD SEPTEMBER 9, 2019**

The City of Germantown Board of Zoning Appeals met on September 9, 2019 at 7:01 p.m. in the City Building Council Chambers.

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

ALSO PRESENT: Also present: Brian Wafzig, City Council Liaison; Keith Brane, City Planner; Ortego Hobson, applicant; Jim Molnar, Wilson Electronic Displays; and Duane Harney, applicant for Community Harvest Church.

CONSIDER APPROVAL OF THE MINUTES OF THE JULY 8, 2019 BZA MEETING: On a motion by Mr. Jones, seconded by Mr. Treiber, it was moved to approve the minutes of the July 8, 2019 meeting as written. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; and Mrs. Izor, yes. Motion carried.

VARIANCE APPLICATION 19-03: Mr. Jones reviewed variance application V19-03 (tabled at the July 8, 2019 meeting) made by applicant Ortego Hobson for the property located at 102 E. Warren Street. He is appealing regulations in Section 1129.02 (b) (6), Accessory Structures for the City of Germantown. Granting of this variance would allow the construction of a 12' by 18' shed in the required side yard.

Mr. Hobson gave a brief description of his proposed project.

Mr. Jones reopened the public hearing at 7:03 p.m. and with no further testimony, closed the public hearing at 7:04 p.m. The board reviewed setbacks for the property and discussed revising the requested placement of the proposed shed with Mr. Hobson.

On a motion by Mr. Jones, seconded by Mr. Treiber, it was moved to approve variance application V19-03 to allow Mr. Ortega Hobson to build a detached accessory structure of 12 (twelve) feet x 18 (eighteen) feet at 102 E. Warren Street with the following conditions: 1) The eastern side yard setback shall not be less than 3 (three) feet from the common lot line; 2) The structure itself shall be at least 12 (twelve) feet from any part of the dwelling; and 3) The detached structure shall not encroach any more than 4 (four) feet into the required Warren Street side yard. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; and Mrs. Izor, yes. Motion carried.

VARIANCE APPLICATION V19-04: Mr. Jones reviewed variance application V19-04 made by applicant Jim Molnar of Wilson Signs on behalf of Community Harvest Church located at 6970 Weaver Road. He is seeking variance from the Detached Signs in Non-residential Zoning Districts provisions; specifically the maximum permitted electronic reader board display area as specified by GCO Chapter 1139.14 (e). Granting of this variance will allow construction of a sign that exceeds the 25% restriction for the reader board portion of the sign.

Mr. Jim Molnar of Wilson Electronic Displays representing Community Harvest Church gave a brief description of the modifications proposed to update the sign with an LED display.

Mr. Jones opened the public hearing at 7:37 p.m. and with no further testimony, closed the public hearing at 7:37 p.m. The board discussed the proposed modifications to the existing sign and the proposed landscaping plan.

On a motion by Mr. Jones, seconded by Mr. Treiber, it was moved to approve variance application V19-04 made by Community Harvest Church to allow 6970 Weaver Road to appeal section 1139.14 (e) Detached Signs in Non-residential Zoning Districts in the Planning and Zoning Code of the City of Germantown with the condition that the existing sign height, area, footprint, and thickness does not change and that the electronic reader board portion of that sign area does not exceed 44%. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; and Mrs. Izor, yes. Motion carried.

ADJOURNMENT: On a motion by Mr. Jones, seconded by Mrs. Izor, it was moved to adjourn. All were in favor; none were opposed. The meeting adjourned at 7:49 p.m.

Jeffrey Jones
Chairman, Board of Zoning Appeals

Keith A. Brane
City Planner