

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS
MINUTES OF MEETING HELD OCTOBER 14, 2019**

The City of Germantown Board of Zoning Appeals met on October 14, 2019 at 7:02 p.m. in the City Building Council Chambers.

Chairman Jones welcomed new member Ms. Patricia Spencer.

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

ALSO PRESENT: Also present: Brian Wafzig, City Council Liaison; and Keith Brane, City Planner.

CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 9, 2019 BZA MEETING: On a motion by Mr. Jones, seconded by Mr. Treiber, it was moved to approve the minutes of the September 9, 2019 meeting as written. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; Mrs. Izor, yes; and Ms. Spencer, abstain. Motion carried.

VARIANCE APPLICATION V19-05⁰³: Mr. Brane reviewed variance application V19-05⁰³. Applicant Jeffery Donson on behalf of the Fraternal Order of Eagles Germantown Aerie 2292, 1273 W. Market Street, requesting variance from the minimum height and area requirements of Germantown Codified Ordinance 1127.84 to allow construction and use of a new screened seasonal recreational room addition and new porch to the existing lodge hall (clubhouse/bar/restaurant) facility. The minimum rear yard setback of 30 feet would be reduced to approximately 12 feet if construction of the addition is allowed. The existing structure's setback from the southern property line is unknown but is likely non-conforming under GCO Chapter 1133.08 which may require an additional approval from the board. The surface type/condition of the existing driveway/parking areas are unknown; however any additional parking required by the increase in operational capacity by enabling the occupancy of nine additional people on the outside would be subject to the requirements of Chapter 1137.

Mr. Jones opened the public hearing at 7:18 p.m. No proponents or opponents were present to speak about the case. The board discussed questions regarding power line easements; parking - current parking requirements, parking requirements if the variance is granted, and opportunity to correct any parking issues; and how many people come into the business. It was determined a floor plan would be needed to calculate the required minimum number of parking spaces. On a motion by Mr. Jones, seconded by Mrs. Izor, it was moved to close the public hearing. On call of the roll: Mr. Jones, yes; Mrs. Izor, yes; Ms. Spencer, yes; and Mr. Treiber, yes. The public hearing was closed at 7:30 p.m.

On a motion by Mr. Jones, seconded by Mr. Treiber, it was moved to table Case # V19-05⁰³ until such a time that the applicant or representatives of the applicant can attend to answer questions and also give the City Planner time to compute the actual number of off street parking spaces that are required now to be legally conforming and what would be required based on the addition. On call of the roll: Mr. Jones, yes; Mr. Treiber, yes; Mrs. Izor, yes; and Ms. Spencer. Motion carried.

The next regularly scheduled meeting will be held on Tuesday, November 12, 2019 due to Monday, November 11, 2019 being observed as Veteran's Day.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:36 p.m.

Jeffrey Jones
Chairman, Board of Zoning Appeals

Keith A. Brane
City Planner