

BOARD OF ZONING APPEALS - Minutes of October 27, 2020

7:00 p.m.

Minutes are posted on the City Website @ www.cityofvermilion.com (meetings tab/city meeting minutes)

Roll Call: Dan Phillips, Philip Laurien, Dave Chrulski, Bob Voltz, Guy LeBlanc

Attendees: Bill DiFucci, Building Inspector

NOTE: OFFICIAL ACTION REQUIRES 3 AFFIRMATIVE VOTES. See COV 1264.02(b); Therefore, *Motions will be stated in the positive (e.g., To Grant... / To Waive... / To Determine...); and a member=s >Yes= vote means Agree and a >No= vote means Disagree.

Dan Phillips, Chairman called the October 27, 2020 meeting to order.

APPROVAL OF MINUTES:

D. Chrulski MOVED, P. Laurien seconded to approve the meeting minutes of September 22, 2020. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

An *Oath* of truthfulness was administered to those in attendance who planned to speak during these proceedings. *Dan Phillips* described how meetings are conducted, explained the avenue of recourse available when a variance request or appeal might be denied, and gave a reminder that it takes 3 affirmative votes for an action (motion*) to pass.

OLD BUSINESS: None

NEW BUSINESS:

[R-4] 1232 State Street - Applicant: Lisa Naill Whitt (Home Occupation)

Applicable City code section(s) cited:

121.00 – Home Occupation - variance requested – approve Home Occupation

Lisa Naill Whitt explained that she is requesting a variance for a change of address on her existing home occupation that she has had for 20 years (Yard Celebration Signs & Lawn Ornaments). D. Phillips asked if she keeps all her signs/ornaments in her shed and L. Whitt confirmed. G. LeBlanc asked what the traffic was like for her home business. L. Whitt said there is no foot traffic as she delivers and does not advertise. P. Laurien asked if she displays a large sign on her property. L. Whitt said no as she does not advertise on her property for her business.

D. Phillips MOVED, D. Chrulski seconded to approve the variance request for a Home Occupation as cited above. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

[R-1] 4145 Brownhelm Station Road - Applicant: Randall K. Cecil (Max. Sq. Footage/Height)

Applicable City code section(s) cited:

*1272.12 (a)– Max Square Footage = 320 – proposed = 736 – variance requested – 416
1272.12 – Max Height = 12’ – proposed = 17’ 1 ½” – variance requested – 5’ 1 1/2”*

Randall Cecil explained he is putting up a large shed/barn that will have his art studio/wood shop in it. He needs a bigger space so he can get his cars in the garage. D. Phillips asked if he has one lot or two lots. R. Cecil said it is one lot that goes back about 10’ into the woods. G. LeBlanc asked if he would get power for the shed and R. Cecil said eventually for the tools.

B. DiFucci said the only clarification for the overall height is that he used the proposed to the peak, so he used the mid-point of that section.

D. Phillips MOVED; P. Laurien seconded to approve the variance requests as cited above. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

Adjournment:

D. Phillips adjourned the meeting after no further business was entertained.

2020 MEETINGS:

Next: Tuesday, December 1, 2020 @ 7:00 p.m. – Location TBD

Transcribed by Gwen Fisher, Certified Municipal Clerk