

**BOARD OF ZONING APPEALS
MEETING MINUTES**

MAY 13, 2021

**THE REGULAR MEETING OF THE RICHMOND BOARD OF ZONING APPEALS
WAS CALLED TO ORDER ON THURSDAY, MAY 13, 2021, AT 7:01 P.M., BY
CHAIRMAN MISTERAVICH**

ROLL CALL

Present: Kaminski, Misteravich, Schade

Absent: Caperton, Garber

Others: City Planner Jeschke, City Manager Moore, City Clerk Stagl

Visitors: Kenneth Shankin, Tom Garant

Motion by **Kaminski**, seconded by **Schade**, to excuse members Caperton and Garber from tonight's meeting.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Kaminski**, seconded by **Schade**, to approve the minutes of the March 11, 2021, regular meeting, as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None received.

CORRESPONDENCE

City Council Meeting Minutes of February 15, 2021
City Council Meeting Minutes of March 1, 2021
Quarterly Roundtable Meeting Minutes of March 1, 2021
City Council Meeting Minutes of March 15, 2021
City Council Meeting Minutes of April 5, 2021

Received and Filed.

ADOPTION OF AGENDA

Motion by **Schade**, seconded by **Kaminski**, to adopt the Agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

A-1. VAR-03-2021/Kenneth Shankin/Request for Variance/70486 Beebe Street

Motion by **Schade**, seconded by **Kaminski**, to open the public hearing at 7:04 pm.

All yeas

Motion passes

City Planner Jeschke informed the Board that the applicant was requesting a variance to allow a privacy fence along the rear property line four (4) feet from an existing chain link fence. The ordinance requires a minimum separation of ten (10) feet between parallel fences.

Kenneth Shankin explained that he was requesting the variance to allow him to erect a fence to stop the dogs (his and his neighbors) from running up and down the fence line tearing up the landscape. Mr. Shankin did speak with the owners that have the current cyclone fence, asking them if he could replace the fence, at his cost. The owners did not accept his offer. He wants to install a privacy fence that would be four (4) feet from the current cyclone fence, this would allow enough space for him or any owner to maintain between the two fences.

Tom Garant – supported the requested variance – the four feet between the fences would be enough for a push mower.

Motion by **Kaminski**, seconded by **Schade**, to close the public hearing at 7:12 pm.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. VAR-03-2021/Kenneth Shankin/Request for Variance/70486 Beebe Street

City Planner Jeschke informed the Board that the applicant was requesting a variance from Section 7.07 (fences) to allow a privacy fence along the rear property line four (4) feet from an existing chain link fence where ten (1) feet is the minimum separation required between parallel fences on property. The applicant has indicated that he talked to the neighbor about replacing their fence with a new privacy fence, and they

have been unwilling to work with the applicant. Therefore, he would like to build a new privacy fence four (4) away from the existing fence.

The City Planner stated that in this case, the need for a variance is self-created. There is no practical difficulty. There are other methods of screening the property aside from fencing that would not require a variance.

Chairman Misteravich informed the applicant that because there were only three (3) members present, the variance would require a unanimous vote of the Board to get approved. If the requested variance was denied, the applicant would have to wait for one (1) year before reapplying for a variance. The applicant was asked if he would like to postpone action on this variance request, until the full Board is present. The applicant indicated that he would wait until the July meeting (he would not be available for the June meeting)

Motion by **Misteravich**, seconded by **Schade**, to postpone action on the requested variance until the July 8, 2021, meeting.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

None.

COMMENTS FROM CHAIRMAN AND BOARD MEMBERS

None.

ADJOURNMENT

Motion by **Kaminski**, seconded by **Schade**, to adjourn the Board of Zoning Appeals meeting at 7:27 p.m.

All yeas

Motion passes

Respectfully submitted:
Karen Stagl
City Clerk