



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

MINUTES: Board of Zoning Appeals Meeting

May 11, 2022, at 7:00 p.m.

City Administrative Services Building, 304 N. Church St., Bowling Green, Ohio 43402

MEMBERS PRESENT: Matt Bostdorff, Chris Ostrowski, Hobie Johnson, Judy Ennis, Bob Waddle and Rose Hess

MEMBERS ABSENT: David Pflieger

All minutes of the meeting including all testimony pertaining to the variance requests were recorded by Joan Woessner, Court Reporter, Common Pleas Court, Courtroom #1 Bowling Green, Ohio. This record is on file and may be transcribed for the public record. The minutes of the April 13, 2022 meeting of the Board were approved as circulated/amended as follows:

REQUESTS FOR VARIANCE

Ryan and Emily Scrimshaw, 1042 Gustin Avenue, have requested a variance to allow the construction of a 6.5 foot by 11 foot accessory structure, which would encroach 5 feet into the 5 foot required side yard setback to the east and would encroach 5 feet into the 5 foot required side yard setback to the north.

Hobie Johnson moved, Chris Ostrowski seconded, that the variance be granted as requested.

Motion carried.

Yes votes by Matt Bostdorff, Judy Ennis, Rose Hess, Hobie Johnson, Chris Ostrowski and Bob Waddle

No votes by None

Simon Morgan-Russell, 426 Wallace Avenue, has requested a variance to allow the construction of a 6 foot tall fence in the 25 foot front yard setback (corner lot – fence would be in the front yard that faces North Maple Street), which would be 2 feet taller than the 4 foot maximum allowed.

Bob Waddle moved, Hobie Johnson seconded, that the variance be granted as requested.

Motion carried..

Yes votes by Matt Bostdorff, Judy Ennis, Rose Hess, Hobie Johnson, Bob Waddle and Chris Ostrowski

No votes by None

Bryan Wiles, owner of Heartland Rentals LLC, has requested a variance to allow the construction of a single-family residence on Parcel Numbers B08-510-240406003000 and B08-510-240406002000 located on Morton Avenue (behind 325 North Maple Street), which would encroach 15 feet into the 25 foot required front yard setback to the north and would encroach 20 feet into the 30 foot required rear yard setback to the south. The parcels are zoned R-2 Single-Family Zoning District and do not meet the minimum lot size requirement.

Judy Ennis moved, Matt Bostdorff seconded, that the variance request be tabled until the June 8, 2022 Zoning Board of Appeals meeting.

Greg Kinder, 800 Deer Ridge Run, has requested a variance to construct an 11 foot by 26 foot addition (3rd garage bay), which would encroach 2 feet 5 inches into the 10 foot required side yard setback to the north.

Matt Bostdorff moved, Chris Ostrowski seconded, that the variance be granted as requested.

Motion carried.

Yes votes by Matt Bostdorff, Judy Ennis, Rose Hess, Hobie Johnson, Chris Ostrowski and Bob Waddle

No votes by None

Jimmy McCune, on behalf of Wallick Communities and property owners Lloyd and Linda Fite, has requested a variance to allow the construction of a 96-unit multi-family residential apartment complex, which would provide 223 off-street parking spaces (2.17 spaces per unit) rather than the required 358 off-street parking spaces (a difference of 135 spaces, based on the requirement of 1 space per 320 square feet) and would exceed the 40% maximum lot coverage by approximately 10% (for a total of 50% lot coverage). The parcel is identified as Parcel Number B07-511-300303046000, near the 900-1000 block of South Main Street (east side), and zoned R-3 Multiple Family Residential, Moderate Density.

Bob Waddle moved, Hobie Johnson seconded, that the variance be granted as requested.
Motion carried.

Yes votes by Matt Bostdorff, Judy Ennis, Rose Hess, Hobie Johnson, Chris Ostrowski and Bob Waddle.
No votes by None

Thomas Yurysta, representing Proudfoot Associates Inc on behalf of Culver's Restaurant, has requested a variance to allow the construction of a total of 6 signs (4 wall signs and 2 signs on a pylon), which would exceed the maximum of 3 signs allowed for a business. The parcels are identified as Parcel Numbers B08-510-360201019006 and B08-510-360201019005 and located on West Gypsy Lane Road in front of the Wal-Mart property.

Hobie Johnson moved, Chris Ostrowski seconded, that the variance be granted as requested.
Motion carried.

Yes votes by Matt Bostdorff, Judy Ennis, Rose Hess, Hobie Johnson, Chris Ostrowski and Bob Waddle
No votes by None

LOBBY VISITATION

Meeting adjourned at 8:44 p.m.

Judy Ennis
Chairperson

Rose C. Hess
Secretary