

St Albans Township Board of Zoning Appeals

March 18, 2025 - Jack Green

Present: Tom Cunningham, Anita McCoy, Fred Pettey, Dean Schiller,
Tom Brankamp

Dean called the hearing to order at 7:00 and led the Pledge of Allegiance

Court reporter swore in anyone wanting to speak.

Secretary, Rae Ann read the side setback variance application.

Applicant, Jack Green said his company has outgrown the building and wants to add 60' x 100' garage.

No adjacent property owners were present.

Fred asked if he was going to tear down those 2 buildings in front, Jack said yes. Fred has talked to Charlie Reeves, adjacent landowner, and he has no problem with it.

Jack said Kevin and Nancy, landowner to the north, have discussed sharing the cost of a 6' privacy fence to replace the current shorter fence. Question if the fence needed a permit and zoning inspector, Woody Fox, said since it's a replacement, no permit needed.

Tom Cunningham asked about other setbacks, Jack said when the previous building burned to the ground, they rebuilt on the same footprint.

Jack hopes construction of the new addition by the end of August.

Anita questioned if the front setback was adequate and read the zoning resolution stating 100' and this addition only allows 81.5'. Woody and Dean looked up the resolution and the side setback is only 25' so no

variance was needed for that. But agreed that the front needed a variance. One of the questions in granting a variance is if the variance is substantial, this is 80% so not substantial.

No one else had any questions.

Tom C. moved and Fred 2nd to approve the front variance of 80'. Tom C.-yes, Anita-yes, Fred-yes, Dean-yes, Tom B.-yes - motion passed 5-0.

Fred moved and Anita 2nd to adjourn at 7:35, motion passed 5-0.

Dean Schiller 3/19/2025 Tom Cunningham 3/19/25

Dean Schiller, Chair Date Tom Cunningham Date

Fred Pettey 3-19-25 Tom Brankamp 3/19/25

Fred Pettey Date Tom Brankamp Date

Anita McCoy 3/19/25

Anita McCoy Date