

St Albans Township Board of Zoning Appeals

April 1, 2025 - John and Dianne Alexander

Present: Colleen Geiger, Tom Cunningham, Fred Pettey, Dean Schiller, Anita McCoy  
Collen, chair, called the hearing to order at 7 and led the Pledge of Allegiance.

Rae Ann, secretary, read the application.

Court reporter swore in everyone wanting to speak.

John Alexander said he needs to add a garage so he can turn the existing garage into living space for his in-laws.

Woody Fox, zoning inspector, said it makes sense to add on that side, he's just out of space.

Mrs. Santa, neighbors to the north at 4819 Hardscrabble, said they were just attending and didn't need to say anything.

No other adjacent landowners were present.

Tom said he looked at the property and it is against a tree line.

Fred said looks like only the corner of the new building is closest to the property line. John said the drawing I first submitted, isn't correct, the new addition is parallel to the property line.

Anita said the Hickeys are the most impacted.

Nell Santa said she texted the Hickeys and they didn't have an issue with it.

John said he strung a string with the 1 survey stake to mark the property line.

Colleen said because of the trees and distance from the neighbors she doesn't think there is a problem.

Tom asked if Hickeys mail was returned - Rae Ann said no.

Anita asked if the new structure was going to be living space and John said no, just storage. Anita asked if Mr. Holbrook had a survey, John said no.

Tom asked if it sets a precedence. Woody said no, each variance has to look at the Duncan rules.

Dean said that's the only one of concern because the variance is substantial.

Pam Hills said the zoning has setbacks for a reason and you are setting a precedence.

John said he has no other choice, he's confined by the size of the property he purchased before the rules.

Tom agrees in principle with Pam but can we articulate why we could tell the next applicant no?

Colleen said it's important to me that the property to the north is vacant and this isn't setting a precedence.

Fred said you need to consider in today's world, you'd have to have a 3 acre lot but he only has half the land to work with.

Fred moved and Colleen 2<sup>nd</sup> that we grant the variance of the 12' side set back because of the vacant land to the north. Colleen - yes, Tom - no, Anita - no, Fred - yes, Dean-no, motion failed 3-2.

John asked what his options are now, Woody told him he has to appeal to the county courts.

Tom moved and Fred 2<sup>nd</sup> to adjourn at 7:45.

Colleen Geiger 4-3-25      Tom Cunningham      4/3/2025

Colleen Geiger

Date

Tom Cunningham

Date

Anita McCoy 4/3/25      Dean Schiller      4/3/2025

Anita McCoy

Date

Dean Schiller

Date

Fred Pettey 4-4-25

Fred Pettey

Date