

St. Albans Township Board of Zoning Appeals

Sept. 8, 2025

Kevin Anderson - 2684 Hardscrabble Rd.

Present: Anita McCoy, Tom Cunningham, Fred Pettey, Dean Schiller, Colleen Geiger
Colleen called the hearing to order at 7:00 and led the Pledge of Allegiance.

The court reporter swore in all wanting to speak.

Kevin Anderson said I only have 1 acre so don't have much room and want to have a garage but it can only be 11' from the property line.

Woody Fox, zoning inspector, said that's right, he doesn't have much room.

Melinda Schumacher, adjoining property owner, wrote a letter giving her permission. Dean asked if it was notarized - Colleen said no.

No other property owners were present.

Tom asked about the fence - is it the Schumacher's fence, Kevin said yes.

Woody said the front set back is ok, the side is the issue. Since it's AG and no other nearby properties have the same situation, he had to advise Kevin to file for a variance.

Fred drove to see it and says there isn't a lot of extra space.

Dean asked if he knew the setback before he bought the garage and if the zoning commission addressed the setbacks at their last week's meeting.

Woody said you don't see any setbacks at 10' anymore. Colleen said the house is only 15' from the side line.

Tom asked if it was an addition and didn't increase the nonconformity, he wouldn't need a variance, Woody said no. Tom asked if Kevin considered attaching his garage to the house and Kevin said he didn't want that. Tom confirmed with Woody

that nothing the BZA decides sets a precedence, Woody said no. Woody said you only need to address the Duncan rules.

Anita said remember the 310 property approved variance had other nearby similar properties.

Colleen moved and Fred 2nd to approve the variance because of the shape and size of the lot, he doesn't have any other possibility and there are no objections of adjourning property owners. Dean - no, Tom - yes, Anita - no, Fred - yes, Colleen - yes, motion passed 3-2.

Dean moved and Fred 2nd to adjourn at 7:25, motion passed.

Colleen Geiger 10/10/25

Colleen Geiger, Chair

Date

Tom C 10/10/25

Tom Cunningham

Date

Fred Pettey 10/10/25

Fred Pettey

Date

D C Schiller 10/10/2025

Dean Schiller

Date

Anita McCoy 10/10/25

Anita McCoy

Date