

St Albans Board of Zoning Appeals

8/5/2025 - Biehl Hearing

Present: Tom Cunningham, Colleen Geiger, Fred Pettey, Anita McCoy and Dean Schiller

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

The secretary read the variance application.

The court reporter swore in every one wanting to speak.

Larry Biehl said he's a little short on frontage and wants to give equal properties to his sons.

Woody Fox said he's got 410' for 3 lots - most cul-de-sacs in other townships have a lower frontage setback requirement and maybe 60' would be more reasonable so he recommended to Mr. Biehl to ask for a variance.

No adjourning landowners present.

Tom said the cul-de-sac is included in one of Mr. Biehl's property and the other is shared with 1 other property owner and the township owns the cul-de-sac.

Dean said the layout flows with the area.

Tom asked Woody if he was going to divide his property into 3 fairly equal lots of 3 acres each, he said yes. Also asked Woody if this is the first step and Woody said yes, then he will have to get a lot split. His home is on a nonconforming lot.

Fred said he is short on frontage but does have enough acres.

Colleen moved and Tom 2<sup>nd</sup> to approve the frontage variance with a minimum of 110' for the property on Highland and 150' minimum for the lots on Locust when split. The frontage requirement doesn't change if the lot isn't split. Dean - yes, Anita - yes, Tom - yes, Fred - yes, Colleen - yes, motion passed 5-0.

Dean moved and Fred 2<sup>nd</sup> to adjourn at 7:30, motion passed 5-0.

Colleen Geiger 8-8-25

Colleen Geiger

Date

Dean Schiller 8-8-25

Dean Schiller

Date

Anita McCoy 8/7/25

Anita McCoy

Date

Tom 8/8/25

Tom Cunningham

Date

Fred Pettey 8-7-25

Fred Pettey

Date