

## **Building and Zoning Appeals Minutes**

Stow City Hall Boards and Commissions, Monday, July 14, 2014, at 6:00 p.m.

Members Present: Robert Knight, Edward Franks, Cyle Feldman, and Mike Svasta

Members Absent: Matthew Aloisi

Also Present: Jim Knight, Stephanie Knight, Bobbie Carper, and Mary Botts.

Meeting called to order by Mike Svasta at 6:00 p.m.

Approval of Minutes: Motion to approve the minutes of the June 9, 2014 meeting by Robert Knight with one change on page 5, Mr. Knight abstained, seconded by Mike Svasta, all yea's, no nay's, motion passed 4-0.

### Case #14-005

This is a request by Stephanie Knight, property located at 2046 King Drive, for a 3 foot side yard setback variance to permit construction of an addition connecting the residence and the existing detached garage. The existing garage is 5 feet from the side property line. By connecting it to the house, it becomes part of the principal residence. The property is located in an R-3 District. Code section 1143.04 requires an 8 foot side yard setback.

Mr. Knight stated they have an existing garage which is built five feet from the property line, and I think that was the code back then, so we want to build a new garage in front of that and attach it to the house so the old garage will be part of the structure and it too will be all attached to the house. We are trying to maintain the same aesthetic line against the property line. We need the extra room there because we need it for the mud room going into the house which will be inside the garage so the 3 feet would definitely help out. Mr. Feldman said so you are going to keep the old garage? Are you going to save it? It doesn't look safe to me. Mr. Knight said I am going to save it. I have fixed many garages and have done a lot of remodeling work. I built that whole house. I designed and built it so I am more than capable of fixing that garage. Mr. Feldman said about the neighbor to that side. Mr. Knight said we actually both grew up together and he has lived in that house his whole life too so I have known him over forty years and he is fine with it. Mr. Svasta asked Ms. Carper if she had heard from any neighbors. Ms. Carper said there was a neighbor that stopped in that wanted to look at the plans and he did not express any opposition.

Mr. Svasta said the only thing I didn't see were any elevations. Mr. Knight said that I was told that was all I needed. Ms. Carper said we really don't require elevations at this time before it is approved. Mr. Knight said I have a drawing that basically

shows what I am doing. Mr. Knight showed a picture of the existing house with the attached garage and what it will look like from the front of the house. Mr. Svasta asked what type of materials will you be using for the garage? Mr. Knight said it is all wood construction plus it has to have fire board inside since it is attached to the house and so will the old garage.

There were no other questions.

Motion to approve Case #14-005 by Mike Svasta, seconded by Robert Knight, motion passed 4-0.

Adjournment: With no further business to be discussed, motion to adjourn by Mike Svasta, seconded by Edward Franks, meeting was adjourned at 6:10 p.m.

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Mike Svasta, Chairman

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Mary Botts, Secretary