

BOARD OF ZONING APPEALS MEETING
SEPTEMBER 20, 2016
7:00 P.M.

I CALL MEETING TO ORDER

The meeting was called to order by Joe Ramirez at 7:00 p.m.

II ROLL CALL

Members Present: Carmen Daniels, Carolyn Ghantous, Dave Nienaber, Joe Ramirez, Michael Wilson, Meghan Sullivan-Wisecup

Members Not Present: Holly Emerson

City Staff Present: Randy Campion, Building Inspector

III PLEDGE OF ALLEGIANCE

Chairman Ramirez read a statement concerning the Public Hearing and swore in those that would be presenting.

IV MINUTES OF THE REGULAR MEETING OF AUGUST 16th, 2016

Chairman Ramirez: Before us next are the Minutes from our meeting August 16th, 2016. Would a member like to propose adopting those minutes?]

Mrs. Ghantous: I move to adopt.

Mrs. Wisecup seconded the motion and with a vote of 6 ó 0 from the Board of Zoning Appeals Members present, the Minutes of the August 16th, 2016 BZA meeting were approved as submitted.

V CORRESPONDENCE

Chairman Ramirez: There is no correspondence at this time.

VI REPORTS

REPORT ON COUNCIL

Mrs. Ghantous: City Council met on September 7th, 2016. On the agenda that night we had one Ordinance and six Resolutions. Ordinance number 28-2016, enacting and adopting the 2016 S17 Supplement to the Code of Ordinances for the City of Springdale and approving the codification renumbering of the added items; that Ordinance passed with a vote of 6-0. The next three Resolutions, Resolution R11-2016, R12-2016, R13-2016, were authorizing the City Administrator to file an application with Ohio Public Works Commission for Local Transportation Improvement Program Funds and/or State Capital Improvement Program Funds; if obtained, these funds will be used for street improvements in Beacon Hills & Kenn Road, on Glensprings Drive, and also on Jake Sweeney Place. All three of those Resolutions passed with a 6-0 vote. Resolution number R14-2016, imposing a moratorium for a period of 180 days on the granting of any permit allowing retail dispensaries, cultivators, or processors of medical marijuana within the City; House Bill 523 was recently enacted, and as of September 8th, medical marijuana was legalized in the State of Ohio. This Resolution, the 180 day moratorium, will give the City time to gather information and determine what parameters will be used if the decisions is made to issue permits in Springdale. That passed with a 6-0 vote. Resolution R15-2016, directing the Hamilton County Board of Elections to add to the ballot on November 8th, 2016, a revision to Articles II and III of the Charter of the City of Springdale. The changes would be

correcting the language that clarifies and better defines what is described as the General Election. That Resolution also passed with a 6-0 vote. Resolution number R16-2016, directing the Hamilton County Board of Elections to add to the ballot on November 8th, 2016 a revision to Article VI of the Charter of the City of Springdale that would change the length of time City Council members serve on the Planning Commission and the Board of Zoning Appeals. The current term is four years, and the proposed change was to reduce that to a two year term. That item failed by a vote of 4-2.

We talked about two other interesting items. There was a resident who brought up a concern about grass clippings being left on the sidewalks after the lawn is mowed, and currently there are no, in Springdale, there are no regulations that address that. The Administration is checking with other municipalities to see if there is anything on their books about it, and if so, how they would go about regulating that. And there will be more information on that in the future after we gather some more information.

Also there has been an increasing number of complaints from residents about wild animals. The largest number of complaints have been about skunks. Currently, removing wild animals from a property is the responsibility of the resident. It was proposed that a temporary program be put into place where the City will bear the expense of removal for a suggested time of thirty days. The amount of time has not been determined yet but that was what was suggested, thirty days, and hopefully at tomorrow night's meeting we'll have some more specifics on that topic.

REPORT ON PLANNING COMMISSION

Chairman Ramirez: The City of Springdale Planning Commission met September 13, 2016. There was only one issue before the Commission, and it was from the Wimbledon Plaza. TCP Wimbledon Plaza, 11770 Springfield Pike, Springdale, Ohio, had a minor improvement requiring Planning Commission approval on the Route 4 Corridor of a ground sign. The ground sign basically fell within the Code and the size was below the required 100 square feet, at 96 feet. After a lot of discussion on the color, the look, and the construction of that sign, and due to the elevation on Route 4, that was approved as submitted, so Wimbledon Plaza's new sign going out front, they're going through a renovation, so their new sign had been approved.

Mrs. Ghantous: What's their timeline on getting that done? That whole thing they're working on now, because it's starting to look kinda' I know it always has to look worse before it looks better, but

Chairman Ramirez: Well you know their major tenant being Outback is moving out, so I think they will be moving much quicker once that happens, which I believe is next month. So they have plans for the roof, the signage on the facade, and the front signage. They will be coming back because they don't have approval for the small sign at the other entrance down on the other end at the other driveway, so I guess the answer to your question is it will be moving quicker now that they'll have their major tenant moving out.

VII OLD BUSINESS

A. Esteban N. Gaspar, owner of La Michoacana, 338 Northland Boulevard, Springdale, Ohio, has submitted an application to the Board of Zoning Appeals to appeal Section 153.459(C)(2)(a&d) of the Zoning Code regarding the size and type of wall signs permitted at the 338 Northland Boulevard location.

Chairman Ramirez: Is a representative from them here? Would you please state your name and address?

Mrs. Aguilera: My name is Catherine Aguilera, and I'm with La Michoacana. It's 338

Northland Boulevard.

Chairman Ramirez: Okay. Were you the person scheduled to be here last month?

Mrs. Aguilera: I am the manager. I am here in representation of the owner.

Chairman Ramirez: And you are here on the owner's behalf?

Mrs. Aguilera: Yes.

Chairman Ramirez: Okay. You know that we did assemble this Committee here along with our Admin and Staff last month, and nobody showed up.

Mrs. Aguilera: Yes. I apologize. There was a family emergency. We had a death in the family, so I was

Chairman Ramirez: And we were more than willing to cancel that event up to the time that we show up, so if that subject comes up again, would you please notify the City so we assembled here and there was no case to be held.

Mrs. Aguilera: I am sorry.

Chairman Ramirez: Thank you. Please state your case.

Mrs. Aguilera: The reason I am here is I am asking for the zoning variance for the sign. The zoning had changed in April. We were unaware of that and we ordered the sign and paid for it, being a box sign, being 120 x 300 x 70, and the size of that, we wanted it to meet because of the fact that it is a larger street, and be able to see the sign and the design on the sign. The sign that is under zoning currently is a smaller one, and we feel that if we put up the smaller sign, it would be not visible, and also to repay for another sign when it's already been put together would be a financial hardship. We just opened on Friday.

Chairman Ramirez: Okay. Is that all?

Mrs. Aguilera: Yes.

Chairman Ramirez: Are there any questions for the applicant? (None) Staff comments, please.

Mr. Campion provided the Staff Report.

Mr. Campion: I would also point out that the strip mall that this sign is being requested does not have any units that have channel lettering. I think they are all box signs. That concludes my report.

Chairman Ramirez: Thank you. Members have questions for the applicant?

Mrs. Wisecup: If you did the smaller sign, like I am seeing a picture here, if you made it to fit the code, where the old sign was, it would be, for lack of better words, sticky underneath it, right?

Mrs. Aguilera: It would not cover it. Correct.

Mrs. Wisecup: It would have all the torn up, old

Mrs. Aguilera: It would have all the parts underneath it, yes. It would not cover the full. We are making it to fit exactly the way the other sign was so it would cover all the existing old paint and everything.

Mrs. Wisecup: So what you're saying is that you ordered a sign exactly where the old sign was, so that it would be the same dimensions as the old sign.

Mrs. Aguilera: Correct. Yes. Not being aware that the zoning had changed.

Mrs. Wisecup: Okay. That's what I wanted to know. Thank you.

Mr. Nienaber: If I understand right, this sign is already bought and paid for?

Mrs. Aguilera: Yes, sir.

Mr. Nienaber: Thank you.

Mrs. Ghantous: Did you say that all of the signs on that center are all box signs because if you look at this picture, Cash Advance almost looks like channel letters but it's not, right?

Mr. Champion: No, I stand corrected. I did not notice that.

Mrs. Ghantous: So Cash Advance does have it

Mr. Champion: Cash Advance does have a channel lettering sign.

Mrs. Ghantous: Okay, thank you.

Chairman Ramirez: Any other questions? Staff, you know, is their storefront the same size as the other tenants on that strip plaza? Because I'm looking to see that the Tri-County Shoe Repair and the Fortress, do they all have the same size storefront?

Mr. Champion: Some of them have wider than others, but most of these signs are older signs. The only new sign, I think, in the strip mall is probably the Cash Advance sign.

Chairman Ramirez: Thank you. So the proposed sign, so I can understand the true size of this, is, will it be larger than any other sign that's on that plaza?

Mrs. Aguilera: No, sir. It will be the same size as either

Chairman Ramirez: Same size as the Cash Advance sign with the channel lettering?

Mrs. Aguilera: It will be the same size as either side of us. Both of our neighbors, the Fortress Key and

Chairman Ramirez: You stated it's a lit sign, correct?

Mrs. Aguilera: It is lit, yes.

Chairman Ramirez: And that panel will be a colored panel such as what we see here?

Mrs. Aguilera: Yes, sir. As in the picture.

Chairman Ramirez: And how is that sign lit?

Mrs. Aguilera: It has

Chairman Ramirez: Fluorescent or LED or

Mrs. Aguilera: It will have LED 12 volt transformers.

Chairman Ramirez: Is that sign, will that be on 24-7?

Mrs. Aguilera: No, it will only be lit in hours of operation once it becomes dark out.

Chairman Ramirez: Okay. Any other questions? Would somebody like to make a motion?

Mr. Nienaber motioned to approve the variance; Mr. Wilson seconded the motion. The variance was approved with a vote of 5-1, with Mrs. Ghantous voting against the variance.

VIII NEW BUSINESS

A. First Highland, developer at 131 Progress Place, Springdale, Ohio, has submitted an application to the Board of Zoning Appeals to appeal Section 153.253(E)(4)(a)(i) of the zoning code which states "no fence or wall, other than a retaining wall, shall project past the front building line of any principally permitted or conditionally permitted structure" and Section 153.252(E)(4)(a)(iii) of the zoning code which states "Chain link fences may be used in the rear yard of non-residential zoning districts."

Chairman Ramirez: Could the representative for First Highland please stand forward? Please state your name and address.

Mr. Gerbus: My name is Paul Gerbus, and I am with First Highland at 175 Progress Place.

Chairman Ramirez: Let me read the statement here. First Highland, developer at 131 Progress Place, Springdale, Ohio, has submitted an application to the Board of Zoning Appeals to appeal Section 153.253(E)(4)(a)(i) of the zoning code which states "no fence or wall, other than a retaining wall, shall project past the front building line of any principally permitted or conditionally permitted structure" and Section 153.252(E)(4)(a)(iii) of the zoning code which states "Chain link fences may be used in the rear yard of non-residential zoning districts." Sir, can you please give us your statement?

Mr. Gerbus: 175 Progress Place is the old Avon building, and what we are looking to do is, we have a prospective new tenant at the facility, and they are looking to secure the dock areas for their vehicles, which would be parked in those dock areas overnight. One of the dock areas is on the north side of the building, what was commonly referred to in the Avon days as the B Dock, which faces Progress Place, and the other area is on the east side of the building where we put the new docks in a couple years ago.

Chairman Ramirez: Okay, is that all?

Mr. Gerbus: You have my submittal, or do you want to bring up the pictures?

Chairman Ramirez: No, that's fine. Staff comments?

Mr. Champion: I also want to point out that the report which was prepared by Staff lists the property as 175 Progress Place, which is the address for Avon, but subsequently we have several addresses at this location right now, so this area we're talking about is 131 Progress Place. Is that correct?

Mr. Gerbus: The east side of the building is 131 Progress Place; the north side of the building is 195.

Mr. Champion provided the Staff Report.

Chairman Ramirez: Thank you. Any questions for the applicant?

Mr. Nienaber: The drawings that we received really didn't specify where the fences were going to go. I drove all over the premises and didn't see any markings, so I thought you might have some input to that.

Mr. Gerbus: There's a drawing marked C1.1, and on that drawing you'll be able to see it.

It is showing the chain link fence here on this truck court on the north side of the building, and it's showing the fence to go along this truck court on the east side of the building, connecting to the pump house and then a section of fence going along east and west on the drive that goes out towards Progress Place that would connect to the pump house.

Mrs. Ghantous: The whole thing is chain link?

Mr. Gerbus: Yes, ma'am.

Chairman Ramirez: The reasoning behind the fence, a security reason?

Mr. Gerbus: Yes. The prospective tenant in the facility has experienced some security issues and they made it a company-wide policy to secure all warehouse facilities for their truck courts to prevent potential problems down the road.

Mr. Wilson: So this particular business, are they operating 24 hours a day, so there are trucks coming in and out?

Mr. Gerbus: No, they're going to operate a basically working hours. I believe it's either 6 or 7 in the morning to 5 or 6 at night.

Mr. Wilson: So you'll have basically work trucks that will be parked back there?

Mr. Gerbus: They will be, yes, trucks associated with, its warehouse storage, and the trucks associated with delivering to their other facilities.

Chairman Ramirez: Any other questions? I will note, for the record, that it does meet the statement of unusual character or a building in the layout, this building comprising multiple tenants and the one tenant, will that fence encompass only one of the tenants?

Mr. Gerbus: Correct. Just one tenant.

Chairman Ramirez: Okay. Any other questions? Would somebody like to make a motion?

Mr. Nienaber motioned to approve the variance; Mrs. Ghantous seconded. The variance was approved with a vote of 6-0.

B. Jose Luis P. Acostas, owner of 595 Lafayette Avenue has submitted an application to the Board of Zoning Appeals requesting a variance to Section 152.252(G)(1) of the zoning code which states "the minimum garage size for the RSH-H district is 1 car ó 240 sf."

Chairman Ramirez: Please state your name and address, sir.

Mr. Barrera: Can I translate for him?

Chairman Ramirez: Yes, that's fine.

Mr. Barrera: Or someone that knows Spanish?

Chairman Ramirez: Yeah.

Mr. Barrera: His name is Jose Acostas, and he lives on 595 Lafayette in Springdale, Ohio.

Chairman Ramirez: Could you, the person translating, give us your name please?

Mr. Barrera: My name is Daniel Barrera Acostas, his nephew.

Chairman Ramirez: Could you spell that please?

Mr. Barrera: My last name, Barrera, is B-A-R-R-E-R-A.

Chairman Ramirez: And your address, sir?

Mr. Barrera: My address is 1066 Ledro Street in Springdale, Ohio.

Chairman Ramirez: Okay, thank you.

Mr. Barrera: And he is wanting to create a room addition in his garage, and he was unaware of this minimum garage size. And we would also like to ask a question on that. When was this minimum garage size created, that code? Because there's a house on that street that actually doesn't even have a garage.

Chairman Ramirez: We'll address that in a moment when Staff will give their comments that subject will be addressed.

Mr. Barrera: Alright. Well his reasoning with that room addition is that he just had a new baby, so the rooms are all taken up by his other kids, so he would like to create that room addition because right now he doesn't have sufficient funds to get a bigger house. So he has four kids, and him and his wife, that's six, and he only has three bedrooms and one bathroom, so he would also like to create another bathroom in the garage.

Chairman Ramirez: Okay. Any other comments? We'll move on to Staff comments. You'll be able to speak again. Comments from Staff, please.

Mr. Campion provided the Staff Report.

Mr. Campion: With reference to your question earlier, at one time, the zoning code said that you had to have a two car garage for all structures, and there are a lot of non-compliant structures in the City. There are buildings that don't have garages at all. There are sections of the City that require a two garage where there are only one car garages. In your particular area, it's only required to have a one car garage. Does that answer your question?

Mr. Barrera: So they're required to have a one car garage, so would they make a person living in a house to actually make that garage if they don't have one?

Mr. Campion: No. The zoning code changes from time to time. So when these houses were built, they were built before the zoning code, If you were to knock down your house and build a new one, you would have to comply with the new zoning code.

Mr. Barrera: Okay.

Mr. Campion: So that's why if you had room on your property for a detached garage or another way to do it, which it doesn't look like you do, you could renovate the space without a variance as long as you had a one car garage somewhere else.

Mr. Barrera: Okay.

Chairman Ramirez: Questions for the applicant?

Mrs. Wisecup: I have a question. You said that he wants to make it bigger because he wants to do a bedroom and a bathroom, but on the drawing that we have, it looks like they're adding two bedrooms, a living room area, and a bathroom. Is that correct? He wants to make two bedrooms in there?

Mr. Barrera: Yeah, two bedrooms and one bathroom.

Mrs. Wisecup: Okay, so it's going to change from a three bedroom house to a five bedroom house.

Mr. Barrera: Yeah, correct.

Mrs. Wisecup: Okay.

Chairman Ramirez: Have you looked at other options, other than using the garage space? Do you have space maybe in back of the property to expand in that direction?

Mr. Barrera: Well what he is saying is the other option would be he has some space next to his house that's pretty big, and he could possibly put like a garage there, but like he said he doesn't have sufficient funds to do all of that at this moment.

Chairman Ramirez: What about putting the extension, the rooms in that direction and leave the garage as is?

Mr. Barrera: What he's saying is if there's a way that you would approve of building rooms on top of the garage, like redoing all of that.

Mr. Campion: The property is a corner lot, and the way the house is situated, the side yard setbacks wouldn't allow you to put a garage on the side. The only option that we could see is they'd have to build up if they were going to add space.

Chairman Ramirez: Is that a possibility to build above the current roofline, as opposed to on ground around the home?

Mr. Barrera: He said that if you wouldn't approve of this variance, he would have no other choice but to do that, but he wouldn't do it right now. He would have to get a little bit more funds because that would take a little bit more since he would have to get the new joists and roof for that second floor and everything. It would cost a little bit more.

Mr. Nienaber: The City's remarks allow that you could convert part of the garage, as long as you kept 240 square feet of garage. Have you considered at all leaving one of the, because you have a two car garage at the moment. I think it would be acceptable to absorb part of that and leave the outermost garage door and garage, but your design here is eating up the whole garage and that's really a far cry from what, especially with all we went through with coming up with the new building codes. It's a long way from what they're trying to accomplish. I'd be likely to vote against permitting for the entire garage to be taken over, but if you had plans that left you a 240 square foot garage as mentioned in the City's report, you've got something to work with then.

Mr. Barrera: He was just saying that he would actually be left with the same problem if he does that room like half of the garage, because in order to do that, he needs to make like a hallway where that other room is next to the garage, so that would be leaving that without enough space.

Chairman Ramirez: I'm going to just make a statement that the reason we're here to give a variance is there should be some unusual circumstance with the property that doesn't allow you to stay within the zoning regulations. Unfortunately that doesn't take into consideration personal hardships such as a larger family; you've just outgrown the house. What we're looking for are things such as an unusual setback, the size or area that you can't really use your current property because you're restricted by our regulations, not to take an existing garage and turning it into bedrooms. But that being said, there are other ways that you probably could make use of that garage. As Mr. Nienaber stated, you may not be able to make it a five bedroom house, but it could be possible that you could make some accommodations. Have a working garage door, okay, and behind that working garage door, somehow you could accommodate your growing family without needing a variance from us. So when people come before us, we try to work with them and try to

come up with another resolution for you, but the garage is always, it's part of the code, and once we say it's okay, that change stays with that property forever, not just when you sell your property. They still have a variance to keep that. So these instances, like you say you saw somebody that has a one car garage or no car garage, now they would be saying the same thing about your property. Well that person has a five bedroom house and doesn't have a garage at all. So all those make it difficult for us to make a decision. We will make a decision, but we'd like to work with you. I don't know if we have any other suggestions. I see Mr. Wilson might have something for us.

Mr. Wilson: Have you looked into the option that, I'm not sure was mentioned, building on top of the garage? Have you looked into what that price would be, as opposed to what you're proposing here? Is there a major difference? Are we talking a huge difference in price?

Mr. Barrera: Like about a \$6,000 difference in doing that.

Chairman Ramirez: Mr. Campion, would a variance be required to go in that direction expansion?

Mr. Campion: No, if he goes up he would meet the setbacks as long as he didn't go higher than what's allowable in the district. So no, he could go up without requiring a variance.

Chairman Ramirez: Thank you.

Mrs. Wisecup: So what I'm hearing, and this is just idea that I had, was that you could do to save some money, still use half of the garage and do the one bedroom, one bathroom and then build up to do the second bedroom. So that way he does get the two bedrooms in there. He's still in compliance. You still get your bathroom in there as well, and it does fit within there. I understand. Trust me, I understand money, and I understand space. Both of those are a commodity in everybody's house I think. I think we all kind of understand that. But when we look at it, we think, long after they're gone, somebody else has to live here, and what if they want to park in their garage? My house has a converted garage that was converted way back long before I ever lived there. I wish I had a garage. People who convert their garages wish, afterwards they're like, "I wish I had a garage!" and then other times it's like this. There has to be a happy medium. Is there any way that he would be able to do one bedroom downstairs and just do one upstairs, that way there's not a huge, they don't have to do a whole bunch of construction. If they did the bathroom and the bedroom downstairs and then did the second bedroom upstairs, would that be an idea that was possible?

Mr. Barrera: What he was trying to say is if he builds up, he's still going to change that garage, so he's just going to leave one garage and see if he can make it two bedrooms upstairs, make that possible because like he said the steps are going to take part of the garage.

Mrs. Wisecup: I didn't know if they would be able to use the living room side, like I'm looking at the side that has like the bathroom and a living room. If some of that living room space, even though you're moving one bedroom over there, if some of that space would be room where the stairs would go up. I don't know. I was just trying to find some sort of a solution for him because I want him to be able to get what he needs, but I also have an obligation to the Board.

Mrs. Daniels: I have a question. What style house is this?

Mr. Barrera: It's a single home.

Mrs. Daniels: Is it ranch, is it?

Mr. Barrera: Ranch.

Mrs. Daniels: Ranch? Okay.

Chairman Ramirez: Any other comments, questions for the applicant?

Mr. Wilson: So, I'm not sure if I heard you correctly with the option that we just gave about putting a bedroom above and have one below as well, and keeping one garage, one working garage. Could you explain that to me one more time?

Mr. Barrera: He was just saying that to create a little more space for the garage and at the same time space to get the stairs up, so he would leave a one car garage but leave a little bit more space for that one car garage so not take up all the space to do all that, and instead of doing that bedroom downstairs, put the two bedrooms upstairs.

Mr. Wilson: Okay, and I think so in essence you would have on the bottom floor on the space that's taking up one of the garages you would have your living room.

Mr. Barrera: Yeah.

Mr. Wilson: And a bathroom. And two bedrooms up top.

Mr. Barrera: Yeah.

Mr. Wilson: Okay, well, yeah.

Mr. Champion: If I understand this correctly, the drawing that shows bedroom number one, or the two bedrooms, he would leave that for a garage. Is that correct?

Mr. Barrera: Yeah.

Mr. Champion: Yes. And if that space is at least 240 square feet, where it looks like it's 243 square feet right now, he wouldn't need a variance for the garage, and you don't need a variance to go up, you just need a building permit through us, so this Board would not have to grant a variance and you could come to us and get a permit for what you want to do.

Mr. Barrera: Alright. He understands.

Chairman Ramirez: I don't think we've addressed the working garage door. If indeed he was going to convert half, did you have intents of getting rid of the garage door?

Mr. Barrera: You said we just have to leave one, right? So could that like be a wall with a window?

Chairman Ramirez: The garage door will be on the outside, drywall on the inside, right? But you're going to leave the garage door.

Mr. Barrera: Is it necessary to leave that there, or can we build a wall right there?

Mr. Wilson: So basically you have two garage doors. So we're going to have one garage door, say on the right hand side, that's the garage. And on the other side, there's no garage door there. That's just going to be a wall.

Mr. Acostas: Yeah.

Mr. Barrera: Yeah.

Mr. Wilson: Like, almost looks like an extension of the house.

Mr. Acostas: Excuse me, I'd like to have the wall because when you've got your car on,

and all the smoke and everything go out, you know.

Chairman Ramirez: So as I understand, in the current drawing, Mr. Champion, a variance would not be needed is he kept the one side at 240 square feet or larger?

Mr. Champion: That's correct.

Chairman Ramirez: So if, do you understand what we're saying, as you drew up your plan here, if you would stick to this plan and leave us 240 square foot garage, you don't need a variance from us.

Mr. Acostas: Okay.

Mr. Wilson: So as long as the working garage is at least 240 square feet.

Mr. Barrera: Yeah, he understands.

Chairman Ramirez: if that's the case, we don't need to make a motion to approve the variance because a variance is not needed. Is that correct, Mr. Champion?

Mr. Champion: That's correct. You could, the applicant could withdraw his request, or you could vote on his request. So I guess my question to you is do you just want to withdraw your request and then bring your drawings to us and we'll issue you a permit?

Mr. Barrera: Yeah, he's going to go ahead and just withdraw and build up instead.

Chairman Ramirez: Thank you. We don't need to vote on the withdrawal. Thank you very much. If you will, see the Building Department for your permits.

Mr. Barrera: Okay.

Chairman Ramirez: And as we see here, that you would be okay with these current plans.

Mr. Barrera: Alright.

Mr. Wilson: So he's going to have, they're going to have to draw new plans, right?

Mr. Champion: Yes, he's going to redraw his plans, I'm assuming the two bedrooms would be taken out and that area would be a garage.

Mr. Wilson: You have to draw new plans for this.

Chairman Ramirez: Thank you. Good luck. We had something similar like that on Planning Commission the other night. We were round and round for an hour and a half and ended up just where we started.

IX DISCUSSION

Mrs. Ghantous: Before we adjourn, I want to say what a great job you did explaining to them kind of what our role is and what our position was. You did, it was very easy to understand and it was done in a very kind way. And you said what you need to say.

Chairman Ramirez: I appreciate that.

Mrs. Ghantous: And you did the best job I've ever heard anybody do. Typically that comes off a little bit harsh to the resident, and I don't know that it's always meant that way. It just sounds that way, but I thought you did a perfect job on that.

Chairman Ramirez: Don't mean to be a judge. Thank you.

Mrs. Ghantous: That was really great.

X ADJOURNMENT

Mr. Nienaber moved to adjourn. Mr. Wilson seconded the motion and the Board of Zoning Appeals meeting adjourned at 8:05 p.m.

Respectfully submitted,

_____, 2016

Chairman Joseph Ramirez

_____, 2016

Secretary Carmen Daniels