

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

February 20, 2020



Acting chairman John Stone called the meeting to order at 7:00 p.m. in the Ottawa City Council Chambers.

Roll Call

Present: Todd Volker, Vince Kozsdiy, John Stone, Bill Stevenson, Earl Lecki and Dan Bittner. Also present was city staff member Matt Stafford.

Meeting

The meeting was called to order by Mr. Stone at 7:00 p.m. It was moved by Bill Stevenson and seconded by Vince Kozsdiy that the minutes of the previous meeting be approved. The motion passed unanimously.

Mr. Stone then recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance (see attached). He noted that there was one item for consideration by the board.

Item 1:

Applicant: Arthur Family Johnson Partnership

Location: 1106 First Avenue and 1441 Columbus Street.

Review: ZBA discussed the applicant's current signage for BP Gas Stations. Applicant asks for variances from city ordinances pertaining to sign height and area dimensions.

Action: Will Stevenson moved to recommend variances be granted for the project, pursuant to the specifications listed on the application.

Having no further business in front of it, Dan Bittner moved to adjourn the meeting; the motion was seconded by Will Stevenson, and ended at 7:25 p.m.

Submitted,

TODD VOLKER
ZBA Secretary

ZBA Variance Considerations

Section 29 G,3 Standards for Variances

The Zoning Board of Appeals shall not recommend a variance from the regulations of this ordinance unless it shall make written findings based on evidence presented to it in each specific case that all the standards for hardships set forth are met.

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district wherein the property is located.
- b. The plight of the owner is due to unique circumstances such that the enforcement of this Ordinance would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.
- c. The variance, if granted, will not be a substantial detriment to adjacent property.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property and improvements in the neighborhood in which the property is located, and will not overcrowd the land or create undue concentration of population.