

St. Albans Board of Zoning Appeals

Sept 18, 2023 - Variance Request for Stacey Conrad

9148 Jug St.

Present: Colleen Geiger, Fred Pettey, Tom Cunningham and Rick Burkholder

Colleen explained our court reporter had a death in the family at last minute and our court reporter is covering our hearing via zoom.

Colleen called the meeting to order at 7:30 and led the Pledge of Allegiance

Rae Ann Crawford, secretary, read the variance application

Stacey Conrad was sworn in and said they wanted to remove the deck and laundry room on her house and add onto the house in that footprint which would result in 47.4' setback, variance from 50'.

Tom asked when was the house purchased, Stacey said 2015. He asked if she or the bank was aware it was out of compliance, she said no or they would've said something. Fred remembers when the setback was only 15' and has since increased townshipwide.

Woody Fox, Zoning Inspector, said the existing property was a non-conforming lot but under previous resolution it was in compliance.

Jeff Mitchell, adjacent landowner was sworn in and asked if it was the north or west lot line was out of compliance, Stacey said west. Fred asked Jeff if he had any problem with the variance, he said no.

Tom suggested Stacey, landowner, get it recorded with the county auditor's office so when it's sold there would be no question.

Fred moved and Rick 2nd to approve variance, motion carried 4-0.

Tom moved and Fred 2nd to adjourn 7:45, motion passed.

<u>Colleen Geiger</u>	<u>9/20/23</u>	<u>Rick Burkholder</u>	<u>9/20/2023</u>
Colleen Geiger	Date	Rick Burkholder	Date

<u>Fred Pettey</u>	<u>9-20-23</u>	<u>Tom Cunningham</u>	<u>9/20/2023</u>
Fred Pettey	Date	Tom Cunningham	Date