The Board of Zoning Appeals (BZA) for the Village of Monroeville met on Wednesday, February 12, 2025 at the Municipal Complex for a Zoning Variance request from Chris & Saralyn Scherley.

Ken Honigford call the meeting to order and the Pledge of Allegiance to the flag was recited by those present.

Present at roll call: Ken Honigford
Mike Raftery
Melissa Woodruff
Scott Summerlin
Ken Bischoff

And: Tammy Schlachter, Council Rep.
Ann Beck, BZA Clerk
Dave Mahl, Zoning Inspector

Also attending: Chris & Saralyn Scherley, Lee Hammond, Janice & James Ehrman, Ken Schafer, Deb Underwood.

APPROVAL OF MINUTES:
Ken Bischoff made a motion, seconded by Scott Summerlin to approve the minutes from the January 30, 2025 meeting as presented. Motion carried with all voting yea.

VARIANCE:
Ken Honigford presented the variance. Chris & Saralyn Scherley would like to build a two-story, single family residential home at 107 North St. which is in a district that is zoned R-2 which permits one-story residential homes.

The Oath was given to Dave Mahl, Chris Scherley, James Ehrman and Ken Schafer as they would be speaking on the matters before the Board.

Ken H asked Dave to give a brief synopsis of the variance from his perspective. Dave stated that Chris and Saralyn were the first people to submit a building permit for a two-story home in this area and while some of the new homes are tall, they are one-story. He noted that in our zoning, two-story homes are not permitted in an R-2 zoned area. Dave stated he thought the restriction of two-story homes in this area was that the lot sizes were too small for a two-story, two-family home and therefore, it was zoned R-2. But he can only speculate as this was put in place long ago. Discussion on the two-family, one-story residence in this area. James Ehrman stated that that was his questions with regards to the reasoning for the R-2 code. Ken Bischoff clarified with Dave that it was zoned R-2 to begin with and asked if there was any other code. Dave replied that it is all R-2. Scott Summerlin asked if the height of this home was pretty close to the homes that are already there. Dave state yes, it is. Chris Scherley stated it was 25' in height from floor to peak. Ken Schafer asked for clarification that, as it reads now, with the R-2 code one family and two family are allowed, two-story are not because it could be a two-story, two-family. Dave stated that was correct. Ken continued, saying that somewhere along the line it was created for that reason. He then stated if you think about it, a two-story homes foot print is probably smaller than the footprint for a two-family, single-story home. He noted that the lot sizes are all the same for the most part except for the back lots. Continued discussion about the height and footprint of the Scherley home and another home being built in the area. Ken B asked if the lot size is big enough for this home and that Dave had noted there was a question regarding the setback numbers. Discussion regarding setbacks for the front, back, and side yards. Ken B asked James Ehrman if he had a question regarding Mr. Scherley building this home at this height. Mr. Ehrman stated he was only going by what the zoning said and asked if this was going to set a precedent. Ken H stated that whatever we (the Board) agree to does not set a precedent. He continued by saying that if someone else would want to build a two-story home they would have to go through this process. Ken B stated that each ruling is done on its own. Mr. Ehrman stated he did not have an objection to the variance and he believes it is everyone's goal to make sure it looks aesthetic no matter what it is. A drawing of

the setbacks was passed around to the Board members for clarification. Dave verified the setback measurements and stated that a revised site plan with the numbers given would be provided to him for approval before any digging begins. Chris stated he would make sure the new site plan was submitted. Mike Raftery asked if there were any more questions or discussion from the floor. Non were voiced. Scott Summerlin made the motion, seconded by Ken Bischoff to approve the variance for the construction of a two-story, single-family residential home in the district that is currently zoned R-2. A revised site plan with setback figures noted is to be given to the Zoning Inspector prior to the beginning of construction. Motioned carried with all voting yea.

OTHER BUSINESS:
At the previous BZA meeting, the Board decided to designate the second Wednesday of the month for the Board meetings, if necessary. Dave Mahl informed the Clerk that he has another obligation on the second Wednesday of each month. The Board was asked if they would be willing to move the designated day to the third Wednesday of the month if needed. All members agreed to have the third Wednesday of the month available if needed.

ADJOURNMENT:
There being no further business to come before them, Ken Bischoff made a motion, seconded by Melissa Woodruff to adjourn. Meeting adjourned at 6:29pm.

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Ann Beck, BZA Clerk

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Ken Honigford, Chairperson

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