

**MINUTES  
BOARD OF ZONING APPEALS  
CASE A-220**

Mrs. Vickie Watts, Chair of the Board, called the hearing to order at 6:45 p.m. The following Board Members heard this case: Ms. Carol Irvin, Mr. Michael Joseck and Mrs. Vickie Watts. Staff members present were: Tammi Ledley, Zoning Administrator and Lorena Vaccare, Assistant Zoning Administrator.

Guests present: Kevin Resh, Jim Resh, Louis Sieverts, Mary Ann Ensminger, Jim Roark and Mike Sichel.

**CASE A-220**

On October 18, 2017, the Board of Zoning Appeals heard testimony and received evidence concerning the appeal Case A-220, an appeal by Resh Family Dentistry for a variance to reduce the front yard setback at 1306 N. Main Street from 23 feet to 14 feet.

The Board heard a statement by the Zoning Administrator regarding the history of the property and confirmed that there is nothing in Town Code to prohibit the variance.

The Appellant Kevin Resh, on behalf of Resh Family Dentistry, gave a brief presentation and explained the reason for the request is to accommodate construction of two (2) additional rooms on the front of the existing building (one room proposed for 8'1" x 10'10" and one room proposed for 8'1" x 9" for a total width of 19'10" on the front of the addition). He further stated this would allow more room inside the practice and resolve the current space restrictions they are experiencing. He affirmed that the new construction would match any Main Street Revitalization design requirements.

Mrs. Vaccare inquired what the time frame might be for the proposed construction to which Dr. Resh replied they will be proceeding through the Planning and Zoning Commission review and approval process sometime next year.

No protestants presented.

Public comment was made by Mike Sichel, property owner of 1302-1304 N. Main Street, in support of the variance. Mr. Sichel further stated that he spoke with his commercial tenant, Mr. Mark Holt [State Farm Insurance agent], and Mr. Holt did not have any concerns about the variance.

The Board deliberated on the case.

Mrs. Watts initiated discussion regarding traffic visibility should the variance be granted, whether sign placement and landscaping would be factors contributing to low visibility. Ms. Irvin stated the intersection for the immediately adjacent road, Houck Avenue, is a busy one and visibility may be a concern for traffic turning off of Houck Avenue onto Main Street. Dr. Resh stated he is open to changing the signage and landscaping to accommodate better visibility.

Mr. Joseck inquired what the height of the proposed addition is going to be; Dr. Resh replied that it will be a single story and will conform to any design requirements necessary.

Mrs. Watts asked if there was a motion to grant the variance. Mrs. Ledley asked if there were going to be conditions made on the grant regarding moving the sign or the shrubs; Mrs. Watts replied that since the appellant will need to have a design review and approval from the Planning and Zoning Commission and since it is understood the appellant and the Commission will take any visibility concerns into consideration, a conditional grant would not be necessary. Ms. Irvin requested confirmation from Jim Roark, Town Council liaison to the Planning and Zoning Commission. Mr. Roark replied that Mrs. Watts' statement was correct. Mrs. Watts asked the Board if they felt a conditional grant was necessary; the Board replied that it was not. Mrs. Watts then asked the Board for a motion.

Ms. Irvin made **a motion to grant the variance to reduce the front yard setback at 1306 N. Main Street from 23 feet to 14 feet.** Mr. Joseck seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Mrs. Watts asked the Board for a motion to adjourn. Mr. Joseck made **a motion to adjourn the hearing.** Ms. Irvin seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Submitted by:

Approved by:

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Lorena Vaccare  
Assistant Zoning Administrator

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Vickie Watts  
Chair