

**MINUTES**  
**Board of Zoning Appeals**  
**September 12, 2023**

The Wyoming Board of Zoning Appeals (BZA) met Tuesday, September 12, 2023 in the Council Chambers of the City Building. The meeting was called to order at 6:15 p.m. by Jennifer Eismeier, Vice-Chair. Attendance was as follows:

**Members:**

Jennifer Eismeier  
Bob Kearns  
Chris Woodside

**Staff:**

Tana Bere, Community Development Specialist

**Approval of August 8, 2023 Meeting Minutes:**

Mr. Kearns moved to approve the minutes as written. Mr. Woodside seconded the motion. By voice vote, all voted yes, the motion carried.

**Case #11-23. 313 Poplar Avenue, Side and Rear Yard Setback Variance Requests**

Ms. Bere provided the background of the case. Paul and Julie Cameron, owners of the subject property, as represented by Architect Abby Jahnigen, are requesting side and rear yard setback variances to construct a shed and a two-story addition. The property is in the A, Single-Family Residence District, within the Village Historic District, and is required to meet a minimum side yard setback of 5' for an accessory building and a minimum rear yard setback of 30' for a two-story addition, per §1183.06(a) and §1155.04(c) of the Code. As shown on the site plan, the shed is setback 1'-5" from the side property line, requiring a variance of 3'-7". The addition is setback 11' from the rear property line, requiring a variance of 19'. The project fails to comply with these provisions of the Code and variances are being sought on this basis.

Ms. Jahnigen explained that due to the small lot size, the current residence as it stands does not comply with the setback regulations of the Zoning Code. Any addition or structure that is proposed for this property will not meet the required setbacks. The design of the addition is intended to mimic the design of the house, and to create one level of paver area by removing the multiple layered decks that were on the house when the Cameron's purchased it. Additionally, it was noted that the house does not currently have a garage or driveway. The proposed 8'x14' shed will be used for storage and will be in style with the existing residence. The Cameron's have purchased a portion of land from an adjacent property owner to create enough space for the addition of the driveway.

Ms. Eismeier stated that the addition currently on the home looks older than the rest of the

house. She asked Mr. Cameron if he knows its age. Mr. Cameron stated that he has lived in the house for five years and is unsure when the addition was constructed. He believes the existing shed has been on the property for about twenty years.

Ms. Eismeier asked if trees on the property that would need to be removed. Ms. Jahnigen stated that there is a City tree in the tree lawn area that may need to be removed to make room for the driveway. The Public Works Director will determine if the tree needs to be replaced and if so, it will be at the homeowner's expense.

Discussion was held regarding the proposed driveway materials. Mr. Cameron stated that the driveway will be asphalt and it was noted that the neighbors recently replaced their driveway with asphalt.

Letters in support of the proposal from the adjoining property owners were received. No neighbors expressed any negative feedback.

Mr. Woodside commented on the number of properties in the Historic District area are not in perfect square or rectangle shapes. He believes the proposed changes will look good.

Mr. Kearns stated that he is in favor of the proposal, especially that the homeowners will be able to have their cars off the street which is very narrow.

Ms. Eismeier acknowledged the narrowness of the street as well. She expressed concern with the installation of a new asphalt driveway and that it changes the surface condition and creates new storm water runoff that was less present with a grass yard. There are already many storm water drainage issues in the Village. She appreciates the permeable paver installation.

Ms. Eismeier explained that they need to be sure that the storm water from the new driveway does not pour off the driveway surface and onto the neighbor's property. She asked for clarification on how the driveway will be sloped to handle the storm water. Ms. Jahnigen explained there will be a grass strip in the center of the driveway which will help with storm water drainage. The driveway surface will slope downward towards the street. Mr. Cameron added that he does not want storm water to infiltrate the new shed either. He added that if needed, he can install a French drain along the side of the driveway to help with drainage. Controlling storm water is important to him.

Ms. Eismeier asked the applicant if there is a landscaping plan. Mr. Cameron stated that he does not yet have a formal plan, however the contractor suggested not installing any materials that are not good drainers. Ms. Eismeier advised the applicant to submit a landscaping plan to the City as part of the permit approval.

With no further questions or comments from the Members, Ms. Eismeier moved to grant the variance request as submitted with the caveats that the applicant will submit a formal landscaping plan to the City and documentation on the specific path the driveway storm water drainage will follow. Mr. Kearns seconded the motion. By roll call vote, all voted yes, the motion carried.

**Miscellaneous:**

Ms. Bere reported that the Board will meet on October 10, 2023 to hear one case.

**Adjourn:**

With no further business before the Members, Ms. Eismeier moved to adjourn the meeting. Mr. Kearns seconded the motion. By voice vote, all voted yes, the motion carried. The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Jennifer Eismeier, Vice-Chair