

May 31, 2023

ZONING BOARD OF APPEALS MEETING

Present: Timothy Morgan, Chairman
David Pann
Nathan Witkowski
Bethany Willis
Mark Fogal
Michael Borth, Code Enforcement Officer
Jayne DeTine, Village Clerk

Chairman Morgan opened the meeting with a welcome to everyone.

Zoning Board of Appeals minutes from November 30, 2022: a motion by Bethany Willis and seconded by Nathan Witkowski to approve the minutes as presented. Approved.

The Zoning Board of Appeals met on this date at 7:00 pm to hear the application of:

The Use Variance requested by William and Donna Short to install three (3) apartments at 130 Main Street which is in an R-2 zone.

Chairman Morgan called Mr. and Mrs. Short to the table.

The Village Clerk read the proof of publication and requested the proof of required signatures and notifications of the neighbors within 200 feet of 130 Main Street. Signed receipts from Certified mailing received.

Owners William and Donna Short came before the Board to give an overview of their request to turn the old Bernhardt Funeral Home into a three (3) apartment property. The existing second-floor apartment would

stay the same, the lower level would be divided into 2 apartments. Both lower units would have 2 bedrooms, one unit with one bathroom and the other unit has a bath and a half. They explained the basement would be used by property owners only for mechanicals and storage. Parking is sufficient for two spots for each apartment. Donna stated that the request for the use variance is due to the size of the lower level. It would be over 2,600 sq ft if they were to leave it as one apartment with a monthly rent of \$3,000.00 or more. This would be a difficult task in Akron. Creating two apartments on the first floor would be comparable to other 1,200 sq ft apartments in the area. The drawings were done specifically to have minimal impact on the outside of this historical Home.

After a short discussion the Board agreed to approve the use variance to allow only three (3) apartments at the property known as 130 Main Street which is in an R-2 Zone.

RESOLUTION duly moved by Bethany Willis and seconded by Nathan Witkowski to approve the request for a use variance to allow only two (2) apartments on the first floor and leaving the original one apartment on the second floor at the property located at 130 Main Street which is in a R-2 zone, as per the recommendation of the Planning Board.

Adopted:	Timothy Morgan	- Aye
	David Pann	- Aye
	Nathan Witkowski	- Aye
	Bethany Willis	- Aye
	Mark Fogal	- Aye

On the motion of Willis and seconded by Morgan at 7:29 pm. this meeting was ADJOURNED.

Next Meeting scheduled for Tuesday September 26, 2023 at 7 pm