

CITY OF WAYNE
ZONING BOARD OF APPEALS
REGULAR MEETING
DECEMBER 10, 2009

A regular meeting of the Zoning Board of Appeals was held at 7:30 p.m., Thursday, December 10, 2009 at Wayne City Hall, 3355 South Wayne Road.

The meeting was called to order by Chairman Boyles at 7:30 p.m.

Member Present: Jay Armstrong, Stephen Becher, Dennis Hermatz, Alternate Don Quarles, Alternate Terry Shenk, Chairman Robert Boyles

Members Absent: Margaret Harlow, Michael Hurley, Tricia Nault, Quentin York, Vice Chairman Bruce Foulk

Also Present: Building Official Edwin Rowe, City Planner Matthew Miller

ITEM I

Motion by Becher, seconded by Quarles and unanimously carried, the minutes of the regular meeting of November 12, 2009, were approved as submitted.

ITEM II

The minutes of the regular meeting of the Planning Commission Meeting of November 10, 2009, were received and filed.

ITEM III Service to Enhance Potential (S.T.E.P.)
35000 Van Born Road
Temporary Storage Trailer
#55-019-99-0002-000

David Bourque, on behalf of S.T.E.P. had applied for permission for the use of a temporary storage trailer. The property is located in a B-3, Business Extensive District Zone. Neither Section 1258.02, Permitted Principal Uses, nor 1258.03, Permitted Accessory Uses, of the Planning and Zoning Ordinance allows trailer storage in the district.

Notice of Public Hearing was sent to owners of property within three hundred feet (300') of the subject premise prior to the meeting. Notice was also placed in the Wayne Eagle Newspaper. There were no communications received by the Clerk's Office by mail prior to the meeting. There were no comments expressed at the meeting.

Riki Justice and Sherrie Bourque were present to represent the request. S.T.E.P.

requests the use of the trailer to accommodate the work overflow at their supervised skill center.

Motion was made by Quarles to approve the Temporary Storage Trailer for a one year period, seconded by Armstrong. A question was called by Becher to extend the time period to two years. Quarles amended the motion to approve the Temporary Storage Trailer for a two year period, seconded again by Armstrong. The motion was unanimously approved.

ITEM IV Annapolis Hospital
 33155 Annapolis Avenue
 Temporary Office Trailer
 55-023-99-0001-000

Arik Alexander, on behalf of Oakwood Annapolis Hospital had applied for permission for the use of a temporary office trailer. The property is located in a R1-A, Single Family Residential District Zone. Section 1240.01, Permitted Principal uses, of the Planning and Zoning Ordinance does not allow temporary office trailers in the district.

Notice of Public Hearing was sent to owners of property within three hundred feet (300') of the subject premise prior to the meeting. Notice was also placed in the Wayne Eagle Newspaper. There were no communications received by the Clerk's Office by mail prior to the meeting. There were no comments expressed at the meeting.

Jeffrey Gielniak, AIA, Director of Architecture and Construction Service for Oakwood Hospital, was present to represent the request for the use of a temporary office trailer. The request is to meet the CDC requirements for Pandemic Flu Viruses, an outside unit shall be located on the site to prevent the spread of the disease from entering the hospital.

Based on a motion by Armstrong, seconded by Quarles and unanimously carried, the Board approved the establishment of a temporary office trailer for a one year period.

Upon the request of Chairman Boyles for comments from members of the Zoning Board on matters not covered by the agenda, none were expressed.

Motion by Armstrong, seconded by Quarles and unanimously carried, to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Matthew K. Miller, AICP
City Planner