



BOARD OF APPEALS

June 22, 2026

MINUTES

1. Call to Order

Preston Jones served as the Chairman. The meeting was called to order at 11:00 AM.

2. Roll Call

Present: Randall Ammerman, Preston Jones, Roger Russove and Jayne Rulseh. Also Present: Mark Heller, Jeff Sachse and Adam Taylor, Zoning Administrator.

A. Appeal of Chuelouakachi Xiong, on behalf of OnPoint Mortgage, to construct a 6-inch roof overhang on the garage at 1406 Glenwood Street.

3. Statement of Public Notice

Mr. Taylor confirmed the statement of public notice.

4. Public Hearing

The applicant was not present to discuss the variance request in front of the board.

Mr. Taylor explained the staff's findings.

Chairman Jones opened the public hearing. The Chairman called for public comment three times. There were no comments and no one in attendance for the public meeting. At the end of the third call, the public hearing was closed.

5. Action to be Taken

The Board discussed the alternatives available to the board and the request of the applicant. The proposed 6" roof overhang would abut the north property line, as the existing garage is setback only 6" from the property line. It was discussed that the lot is unique in size because of its' small size. The Board discussed whether the public interest would be protected or not in terms of potential drainage issues from the roof.

A motion was made to deny the variance due to proximity to lot lines, lack of hardship, and potential drainage issues onto neighboring lots.

Motion made by Mr. Ammerman and seconded by Mr. Russove.

Roll call vote.

Voting Yes: Ammerman, Russove, Jones, and Rulseh

Motion carried.

B. Modification to the Appeal of Bridget Barrett (Owner – Applicant) to construct a deck in the north side yard to connect with the rear yard deck located at 1613 Jackson Street.

6. Statement of Public Notice

Mr. Taylor confirmed the statement of public notice.

7. Public Hearing

The applicant was not present to discuss the variance request in front of the board.

Mr. Taylor explained the staff's findings.

Chairman Jones opened the public hearing. The owner of the adjacent property explained that he does not have any issues with the deck and would like it to be approved.

The Chairman called for public comment two more times. There were no more comments, and the public hearing was closed.

8. Action to be Taken

The Board discussed the alternatives available to the board and the request of the applicant. The proposed deck would encroach past the required setback and leave only about 1' from the property line. The deck will be screened and will exist in the same footprint as the previous deck. If the new deck has a lattice / fence structure attached, the good side shall face outwards.

A motion was made to grant the variance to construct a screened deck with the following conditions: the deck shall be constructed in the same footprint as the previous deck, and the lattice shall face outwards if constructed.

Motion made by Mr. Ammerman and seconded by Mrs. Rulseh.

Roll call vote.

Voting Yes: Ammerman, Russove, Jones and Rulseh

Motion carried.

9. Adjournment

Motion by Mr. Ammerman and seconded by Mr. Russove to adjourn at 11:15 AM.