



1. Call to order of the regular meeting and stand for the pledge.
2. Roll call:
 Mr. Jacobs YES NO ABSENT Ms. Porter YES NO ABSENT
 Mr. Layton YES NO ABSENT Mr. Stoner YES NO ABSENT

3. The Board acknowledges that the minutes are recorded and transcribed.

4. **ITEMS REQUIRING ACTIONS:**

- **Marietta Subdivision’s Residents – 408 -424 E. Cumberland St. - Zoned R2 Residential**
 An application was received for a variance from constructing sidewalks required by 1179.13 Sidewalks of the Hebron Planning & Zoning Code.

Variations from: Hebron Sub-Division Regulations

- 1179.13 Sidewalks
 - (e) Development along Existing Street. Any development of property which is located in a Residential, Neighborhood Commercial, or General Commercial District will include the installation of a sidewalk on the side of the street being developed. The sidewalk will extend across the full length of the development’s street frontage.

CHAPTER 1115 Variances

1115.03 REVIEW PROCEDURE.

(c) Actions of the Board. Within thirty (30) days after the public hearing, the Planning and Zoning Board shall either approve, approve with conditions, or disapprove the request for variance. The Planning and Zoning Board shall approve a variance or approve a variance with supplementary conditions only if the Board determines the applicant would have practical difficulty in meeting the Code requirements if a variance was not granted. Factors that should be considered when determining whether practical difficulties exist include, but are not limited to:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage, etc.);
- (5) Whether the property owner purchased the property with knowledge of the zoning restrictions;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance, and
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

A motion to either (Approve, Approve with Conditions or Deny)

- Ms. Porter YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN

5. Community Development Monthly Report
6. Next regular meeting – August 1st, 2022 @ 6:30 pm
7. Motion to adjourn _____ Time _____

Roll call:

- Mr. Jacobs YES NO ABSTAIN Ms. Porter YES NO ABSTAIN
 Mr. Layton YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN

Board Members

Rick Stoner, Vice Chair
 Scott Jacobs, Secretary
 Jim Layton, Mayor
 Annelle Porter, Council Member