

BOARD OF ZONING APPEALS

OCTOBER 9, 2017

The meeting was called to order at 5:34 p.m. by Chairman Craig Pickerel. Board members present were Jason Decker, Craig Pickerel and Rob Vela (3). Greg Bade and Niki Decker were absent (2). Also present were Mark Easterling, Deputy Planning and Zoning Administrator, and Cody Grodi, Zoning Inspector.

Mr. Vela moved to approve the minutes of the September 11, 2017 meeting as written. Mr. Decker seconded. Ayes: Decker and Vela (2). Abstain: Pickerel (1).

Mr. Pickerel administered an oath to those that would be speaking at the meeting.

APPLICATION 40-17 – Nathan and Brittany Schroeder are requesting one (1) zoning exception to permit the construction of a new residence. The requested exception would permit the applicant to construct a residence within the required side yard setback. The property is located at 112 Forest Gate Drive and is zoned R-1 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*
R-1 Zoning:

Front Yard = 50'
Rear Yard = 60'
Side Yard = 10'
Side Yard Total = 25'

1. The applicants are requesting an exception to reduce the side yard setback. The exception would permit the side yard setback to be 10', rather than the normally required 15'.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception based on meeting the criteria for variances A, C, D, and F of Ch. 1275.02(3). The distance requested is not substantial and does not interfere with the overall appearance of the neighborhood. Additionally, due to the orientation of the house, only a very small portion of the house will extend into the side yard setback.

Mr. Grodi reviewed Application 40-17. Aaron Schoen, developer and builder, said that where the house is closest to the property line it will not be near the neighbor's house. Mr. Vela asked if any comments were received from neighbors. Mr. Easterling said that Tyson Moore and Mike and Amy Nedley all said that they are okay with the request. Mr. Decker moved to approve Application 40-17 based on finding A, C, D & F of 1275.02(c)(3) to be true. Mr. Pickerel seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

Mary Jo Sutton