

BOARD OF ZONING APPEALS

SEPTEMBER 12, 2016

The meeting was called to order at 5:30 p.m. by Chairman Craig Pickerel. Board members present were Greg Bade, Jason Decker, Niki Decker and Craig Pickerel (4). Also present was Brody Walters, Planning and Zoning Administrator.

Approval of Minutes

Mr. Decker moved to approve the minutes of the August 8, 2016 meeting as submitted. Mr. Pickerel seconded and they were approved 3-0. Ayes: Decker, Decker and Pickerel (3). Abstain: Bade (1).

APPLICATION, 33-16 – Bradley and Brittany Patterson are requesting one zoning variance to permit an existing six (6') foot fence panel in their front yard. The property is a corner lot located at 3612 River Ridge Way and is zoned as R-2 Single Family Residential.

NOTE: *1250.42(a)(5) Fences, Walls, Structural Screen, Hedges and Screen Plantings: For fencing purposes the side yard shall consist of the area between the front of the house to the midpoint of the side yard. Any portion of yard between the midpoint of the house and the rear façade of the home shall constitute a rear yard for fencing purposes only.*

1. The applicant is requesting permission to keep the existing unpermitted six (6) foot panel fence in their front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the variance. The proposed fence location is approximately six (6) inches into the front yard and does not pose any safety/visibility concerns. Additionally, the fence is high quality and visually attractive (Ch. 1275.02(c)(3) –B, C, D, F)

Mr. Walters reviewed Application 33-16. Brittany Patterson was present and said that when they moved into the house one panel was there and they added another panel for privacy for their kids. Mr. Walters stated that Nick DeMarco of 3628 River Ridge Way and Kathy Olson, 1692 Ridge Cross contacted the Planning and Zoning office and said that they support keeping the fence up. Frank Pile, 3605 River Ridge Way was in attendance and said that he has no objections to the fence.

Mr. Decker moved to approve Application 33-16 finding B, C, D, and F of Chapter 1275.02(c)(3) to be true. Mr. Bade seconded and it was unanimously approved.

APPLICATION, 34-16 – Don and Sandy Billmaier are requesting one zoning variance to permit rear yard setback relief. The property is located at 110 Wentworth Court and is zoned as R-4 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*
R-4 Zoning:

Front Yard = 35'

Rear Yard = 30'

Side Yard Min = 6'

Side Yard Total = 16'

1. The applicant is requesting a zoning variance to reduce the required rear yard setback to allow the construction of a deck approximately ten (10) feet from the property line. The variance would permit the rear yard setback to be reduced to approximately ten (10) feet rather than the required thirty (30) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the variance. The property does not currently have any existing easements or rear yard restrictions. The rear yard is heavily wooded, and the yard features a common space that separates the property from White Road and there are no rear neighbors that would be impacted by the variance (Ch. 1275.02(c)(3) –C, D, E, F)

Mr. Walters reviewed Application 34-16. Mr. Billmaier was present and said that they got approval for an addition about ten months ago and construction is almost complete. He said that they had a deck and tore it out and the new deck will be about two feet longer than the cement slab. Mr. Pickerel asked if any comments were received from neighbors and Mr. Walters said no comments were received.

Mr. Bade moved to approve Application 34-16. It was seconded by Mr. Decker and was unanimously approved.

There being no further business, the meeting adjourned at 5:43 p.m.

Respectfully submitted,

Mary Jo Sutton