# BOARD OF ZONING APPEALS

## JANUARY 13, 2014

The meeting was called to order at 5:30 p.m. Board members present were: John Brown, Eric Nicely, Jonathan Smith, and Becky Williams (4). Jason Decker was absent. Also present was Planning and Zoning Administrator Brody Walters.

Mr. Smith nominated Ms. Williams as Chairperson. It was seconded by Mr. Nicely and was unanimously approved.

Mr. Nicely nominated Mr. Smith as Vice-Chairman. Mr. Brown seconded, and it was unanimously approved.

Mr. Smith moved to approve the minutes of the November 25, 2013 meeting as written. Mr. Brown seconded, and they were unanimously approved.

**ZONING VARIANCE 1-14** – Robert Haigh requests one (1) zoning variance to permit the construction of a 6' privacy fence in a required front yard. The subject property is located at 344 E. Second Street and is zoned R3 (Single Family Residential). The requested variance would permit the applicant to construct a fence that is 2' taller than permitted in this location.

**NOTE:** *1250.42 Fences, walls, structural screens, hedges and screen plantings*

> 6' fences, walls and structural screens are permitted in residential front yards with the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to allow the installation of a 6' fence in a front yard to provide privacy and security for a rear yard swimming pool. This variance would permit the fence to be 2' higher than what is permitted without a variance.

**Recommendation:**

> The Planning and Zoning Administrator recommends approval of the zoning variance request as submitted. The proposed fence location does not pose any safety/visibility concerns. Additionally, the fence is high quality and visually interesting. Any approval shall be conditional, pending approval by the Historic Landmarks Commission for appropriateness. Chapter 1275.02(c)(3) it is believed that criteria B, C, D and G would be satisfied.

Mr. Walters reviewed the variance request. Mr. Brown asked if the fence would be similar to what is there now only taller. Mr. Walters said it would be similar, and he added that his recommendation for approval does not include the portion of the fence that screens the pool equipment.

Mr. Smith moved to approve Zoning Variance 1-14 based on finding B, C, D and G of Chapter 1275.02(c)(3) to be true. Mr. Nicely seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 5:41 p.m.

Respectfully submitted,

Mary Jo Sutton