



Agenda Board of Zoning Appeals

Date: January 4, 2024
To: Board of Zoning Appeals
From: Cody Grodi, Zoning Inspector
Re: **Items for the January 8, 2024 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Election of Chairperson
4. Election of Vice-Chairperson
5. Approval of December 11, 2023 Meeting Minutes
6. Administer Oath
7. Zoning Permit Obligation
8. New Business

APPLICATION 01-24

MICHAEL DEATON IS REQUESTING A ZONING EXCEPTION IN ORDER TO CONSTRUCT AN ADDITION. THE PROPERTY IS LOCATED AT 3296 CHAPEL CREEK DRIVE AND IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1230.01 INTENSITY AND DIMENSIONAL STANDARDS

R-1 ZONING:

FRONT YARD = 45'
REAR YARD = 50'
SIDE YARD MIN = 10'
SIDE YARD TOTAL = 25'

1. THE APPLICANT IS REQUESTING AN EXCEPTION TO CONSTRUCT AN ADDITION THAT WILL BE BUILT WITHIN THE REAR YARD SETBACK. THE STRUCTURE WILL BE FORTY-THREE (43) FEET OFF THE REAR PROPERTY LINE.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The lot has a unique shape which poses challenges to constructing an addition. The addition will meet all other setback requirements.

APPLICATION 02-24

JENNIFER DYKES IS REQUESTING A ZONING VARIANCE IN ORDER TO CONSTRUCT AN ADDITION. THE PROPERTY IS LOCATED AT 542 E. INDIANA AVENUE AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1230.01 INTENSITY AND DIMENSIONAL STANDARDS

R-3 ZONING:

FRONT YARD = 35'
REAR YARD = 35'
SIDE YARD MIN = 8'
SIDE YARD TOTAL = 20'

1. THE APPLICANT IS REQUESTING A VARIANCE TO CONSTRUCT AN ADDITION THAT WILL BE BUILT WITHIN THE FRONT YARD SETBACK. THE STRUCTURE WILL BE SIX (6) FEET OFF THE FRONT PROPERTY LINE.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property is a corner lot and has two front yard setbacks. If the required 35' (thirty-five) foot setback off of Civic Drive was adhered to, it would leave very little room to actually construct the addition. The addition will meet the required setbacks for the other two sides of the addition.

APPLICATION 03-24

DAVID CREPS IS REQUESTING A ZONING EXCEPTION IN ORDER TO CONSTRUCT AN ADDITION. THE PROPERTY IS LOCATED AT 670 HEATHERMOOR LANE AND IS ZONED R-2 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1230.01 INTENSITY AND DIMENSIONAL STANDARDS

R-2 ZONING:

FRONT YARD = 40'

REAR YARD = 40'

SIDE YARD MIN = 10'

SIDE YARD TOTAL = 25'

1. THE APPLICANT IS REQUESTING AN EXCEPTION TO CONSTRUCT AN ADDITION THAT WILL BE BUILT WITHIN THE FRONT YARD SETBACK. THE STRUCTURE WILL BE TWENTY-SEVEN (27) FEET OFF THE FRONT PROPERTY LINE.

Recommendation:

1. No recommendation provided.

9. Other Business

10. Adjournment

The next meeting is scheduled for February 12, 2023 at 5:30 PM in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media