



Agenda
Board of Zoning Appeals

Date: February 7, 2024

To: Board of Zoning Appeals

From: Cody Grodi, Zoning Inspector

Re: **Items for the February 12, 2024 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of January 8, 2024 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 04-24

MAGGIE AND JASON HUMPHREY ARE REQUESTING A ZONING VARIANCE TO INSTALL A FENCE. THE PROPERTY IS LOCATED AT 1550 FOX RUN AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.42 FENCES, WALLS, STRUCTURAL SCREENS, HEDGES, AND SCREEN PLANTINGS:

R1-R5 ZONING:

- 4' MAXIMUM IN FRONT YARD
- 4' MAXIMUM IN SIDE YARD
- 6' MAXIMUM IN REAR YARD

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO INSTALL A SIX (6) FOOT PRIVACY FENCE IN THE FRONT YARD. THE FENCE WILL EXTEND TWENTY-TWO (22) FEET BEYOND THE MIDPOINT OF THE HOUSE.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as the request does not meet enough of the conditions required to grant a variance. The request for a privacy fence in the front yard is substantial.

The majority of the properties along Fort Meigs Road do not have privacy fences, so allowing this property to do so may change the character of the property. The fencing code section has been revised recently to allow for screen plantings in a front yard so that corner lot property owners will still have an option for privacy that isn't as abrasive as a privacy fence.

APPLICATION 05-24

JAMES RANDOLPH IS REQUESTING FOUR ZONING VARIANCES TO REDUCE THE FRONT, REAR, AND BOTH SIDE YARD SETBACKS TO CONSTRUCT A HOUSE. THE PROPERTY IS LOCATED AT 229 W. SIXTH STREET 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 ZONING VARIANCE TO CONSTRUCT A HOUSE THAT WOULD ENCROACH INTO THE FRONT YARD SETBACK. THE REQUEST FOR THE FRONT YARD SETBACK IS ONE (1) FOOT OFF OF THE PROPERTY LINE.
2. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A HOUSE THAT WOULD ENCROACH INTO THE SIDE YARD SETBACKS. BOTH SIDE YARD SETBACK VARIANCE REQUESTS ARE FOR TWO (2) FEET OFF OF THE PROPERTY LINE.
3. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A HOUSE THAT WOULD ENCROACH INTO THE REAR YARD SETBACK. THE REQUEST FOR THE REAR YARD SETBACK IS TWENTY (20) FEET OFF OF THE PROPERTY LINE.

Recommendation:

1. The Zoning Inspector recommends approval of the variance request based on meeting criteria A, C, D, and F of Chapter 1275.02(c)(3). Currently, the property has only a non-conforming garage on the land. If a house were to be built, the garage would not leave much room for a house to fit within the required front yard setback. Other houses nearby also have setbacks that are only a few feet off of the property line.
2. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The distance between the proposed house and the neighboring

houses poses not only a safety concern but maintenance concerns as well.

3. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The depth of the lot is one hundred sixty-five (165) feet, which would allow for a house to be constructed, and the rear yard setback to be met. The property would still have a beneficial use without a variance.

APPLICATION 06-24

WOODLAND CUSTOM HOMES IS REQUESTING A ZONING VARIANCE TO INSTALL A DRIVEWAY. THE PROPERTY IS LOCATED AT 670 RIDGE LAKE COURT AND IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.51(C)(3) CURB CUTS AND DRIVEWAYS: THE TOTAL AREA OF A DRIVEWAY SHALL NOT EXCEED THIRTY-FIVE (35) PERCENT OF THE AREA OF THE FRONT YARD LOCATED ON PRIVATE PROPERTY.

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE THAT WOULD ALLOW FOR THE DRIVEWAY TO OCCUPY 40.6 PERCENT OF THE FRONT YARD.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Chapter 1275.02(c)(3). The lot is pie-shaped, creating a narrow front yard area. The driveway proposed is a standard size seen often in newer residential construction.

APPLICATION 07-24

WOODLAND CUSTOM HOMES IS REQUESTING A ZONING VARIANCE TO INSTALL A DRIVEWAY. THE PROPERTY IS LOCATED AT 739 RIDGE LAKE COURT AND IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.51(C)(3) CURB CUTS AND DRIVEWAYS: THE TOTAL AREA OF A DRIVEWAY SHALL NOT EXCEED THIRTY-FIVE (35) PERCENT OF THE AREA OF THE FRONT YARD LOCATED ON PRIVATE PROPERTY.

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE THAT

WOULD ALLOW FOR THE DRIVEWAY TO OCCUPY 38.6 PERCENT OF THE FRONT YARD.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Chapter 1275.02(c)(3). The lot is pie-shaped, creating a narrow front yard area. The driveway proposed is a standard size seen often in newer residential construction.

7. Other Business

APPLICATION 03-24 (TABLED)

DAVID CREPS IS REQUESTING A ZONING EXCEPTION 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.

8. Adjournment

The next meeting is scheduled for March 11, 2024, at 5:30 PM in the Municipal Building,

cc: Media

