

Agenda
Board of Zoning Appeals

Date: April 10, 2024

To: Board of Zoning Appeals

From: Mark Easterling, Deputy Planning & Zoning Administrator

Re: **Items for the April 15, 2024 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of March 11, 2024 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 13-24

CYNTHIA GRAY IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A PAVILION WITHIN THE FRONT YARD. THE PROPERTY IS LOCATED AT 14720 WOOD CREEK COURT AND IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.61(A) ACCESSORY BUILDINGS AND USES: NO ACCESSORY BUILDING OR USES SHALL BE LOCATED IN ANY FRONT OR SIDE YARD SETBACK EXCEPT UNDER UNUSUAL CIRCUMSTANCES WHERE SUCH ACTIVITY WILL NOT CONFLICT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE OR WHERE ENFORCEMENT WOULD RESULT IN EXTREME HARDSHIP. EITHER EXCEPTION SHALL REQUIRE APPROVAL OF THE BOARD OF ZONING APPEALS.

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A PAVILION IN THE FRONT YARD OF THE PROPERTY.

Recommendation:

1. The Deputy Administrator recommends approval of the variance based on meeting the criteria A, C, D, and F of Chapter 1275.03(c)(3). The uniqueness of the lot surrounding the primary structure and the topography

do not allow for a structure to be placed in a rear or side yard. The rear and side yards have too steep of a slope for a pavilion to be placed in a permissible location.

APPLICATION 14-24

CASEY STENGLE IS REQUESTING A ZONING VARIANCE TO INSTALL A FENCE. THE PROPERTY IS LOCATED AT 308 E. BOUNDARY STREET 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 APPROXIMATELY THIRTY (30) FEET BEYOND THE MIDPOINT OF THE HOUSE.

Recommendation:

1. The Deputy Administrator recommends approval of the variance based on meeting the criteria C, D, F, and G of Chapter 1275.03(c)(3). The applicant's neighbor has been an ongoing property maintenance issue causing a unique circumstance.

APPLICATION 15-24

RICH AND TRISHA JAMBOR ARE REQUESTING A ZONING EXCEPTION TO REDUCE THE SIDE YARD SETBACKS TO ALLOW FOR THE CONSTRUCTION OF AN ADDITION TO THE PRIMARY STRUCTURE. THE PROPERTY IS LOCATED AT 432 E. FRONT 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' (6' FOR A LOT OF RECORD)

SIDE YARD TOTAL = 20' (12' FOR A LOT OF RECORD)

1. THE APPLICANT IS REQUESTING AN EXCEPTION TO CONSTRUCT A HOUSE THAT WOULD ENCROACH INTO THE SIDE YARD SETBACKS. THE REQUEST IS TO REDUCE THE MINIMUM SIDE YARD SETBACK FROM SIX (6) FEET TO FIVE (5) FEET.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning exception. The garage structure currently exists in the same location and will not be getting any closer to the property line. The location of the structure does not pose any safety concerns.

7. Other Business

8. Adjournment

The next meeting is scheduled for May 13, 2024, at 5:30 P.M. in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media