

Agenda
Board of Zoning Appeals

Date: September 4, 2024

To: Board of Zoning Appeals

From: Mark Easterling, Deputy Planning & Zoning Administrator

Re: **Items for the September 9, 2024, Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of August 12, 2024 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 29-24

NICK GIOVANNUCCI IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF A HOME ADDITION. THE PROPERTY IS LOCATED AT 26939 CRANDEN DRIVE 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 REQUESTS AN EXCEPTION FOR FRONT YARD SETBACK RELIEF TO CONSTRUCT AN ADDITION. THE VARIANCE WOULD PLACE THE STRUCTURE THIRTY (30) FEET FROM THE FRONT YARD PROPERTY LINE.

Recommendation:

1. The Deputy Administrator recommends approval of the exception. The addition, if approved, would minimally encroach on the required setback

and does not pose any safety or visibility concerns.

APPLICATION 30-24

THE MEADOWBROOK CONDOMINIUM ASSOCIATION IS REQUESTING A ZONING VARIANCE TO INSTALL A FENCE. THE PROPERTY IS LOCATED ON PARCEL Q61-400-050407002201 (MEADOWBROOK DRIVE) AND IS ZONED RM (MULTIPLE 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 SIDE YARD FORWARD OF THE MIDPOINT OF THE PROPERTY.

Recommendation:

1. The Deputy Administrator recommends approving the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The property is unique in that it holds multiple homes within one parcel, creating a perception of various yards for each set of condominiums.

7. Other Business

8. Adjournment

The next meeting is scheduled for October 14, 2024, at 5:30 P.M. in the Municipal Building at 201 W. Indiana Avenue.

cc: Media