

Agenda
Board of Zoning Appeals

Date: October 4, 2024

To: Board of Zoning Appeals

From: Mark Easterling, Deputy Planning & Zoning Administrator

Re: **Items for the October 14, 2024 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of September 9, 2024 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 31-24

ROBERTA ROGERS IS REQUESTING TWO ZONING EXCEPTIONS TO REDUCE THE FRONT YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF A HOME. THE PROPERTY IS A CORNER LOT LOCATED AT 25945 SEMINARY ROAD 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 REQUESTS A FRONT YARD SETBACK RELIEF EXCEPTION TO CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE VARIANCE WOULD PLACE THE STRUCTURE FORTY (40) FEET FROM THE FRONT YARD PROPERTY LINE ALONG SEMINARY ROAD.
2. THE APPLICANT REQUESTS A FRONT YARD SETBACK RELIEF EXCEPTION TO CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE VARIANCE WOULD PLACE THE STRUCTURE FORTY (40) FEET FROM THE FRONT YARD PROPERTY LINE ALONG TURTLE CREEK DRIVE.

Recommendation:

1. The Deputy Administrator recommends approval of both exceptions. The corner lots in this subdivision are slightly narrow and no matter which way the home faces, it would need an exception. The request is minimal and would not pose any safety or visibility concerns.

APPLICATION 32-24

THOMAS MATHENY IS REQUESTING A ZONING VARIANCE TO REDUCE THE FRONT YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF AN ADDITION. THE PROPERTY IS A CORNER LOT LOCATED AT 801 HICKORY 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 REQUESTS A FRONT YARD SETBACK RELIEF VARIANCE TO CONSTRUCT AN ADDITION TO THE HOME. THE VARIANCE WOULD PLACE THE STRUCTURE ELEVEN (11) FEET FROM THE FRONT YARD PROPERTY LINE ALONG HICKORY STREET.

Recommendation:

1. The Deputy Administrator recommends denial of the variance request as it does not meet enough of the criteria outlined in Chapter 1275.02(c)(3). Although this is a unique corner lot, the current placement of the home is nonconforming, and the garage addition would be 50-60% closer than the homes along Clover Lane between Hickory Street and East Boundary Street.

APPLICATION 33-24

SCOTT ANDERSON IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK AND AN EXCEPTION TO REDUCE THE REAR YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE. THE PROPERTY IS A CORNER LOT LOCATED AT 513

LOCUST 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 REQUESTS A FRONT YARD SETBACK RELIEF EXCEPTION. THE EXCEPTION WOULD PLACE THE STRUCTURE EIGHTEEN (18) FEET FROM THE FRONT YARD PROPERTY LINE ALONG EAST FIFTH STREET.
2. THE APPLICANT REQUESTS A REAR YARD SETBACK RELIEF EXCEPTION. THE EXCEPTION WOULD PLACE THE STRUCTURE TWENTY-THREE (23) FEET FROM THE REAR YARD PROPERTY LINE.

Recommendation:

1. The Deputy Administrator recommends approval of both of the zoning exceptions. The lots are uniquely small, but the request would allow for a home to be constructed that would match the characteristics of the neighborhood. The exceptions are minimal and would not be any closer to the property line than what already exists around the future building.

7. Other Business

8. Adjournment

The next meeting is scheduled for November 18, 2024, at 5:30 PM in the Municipal Building at 201 W. Indiana Avenue.

cc: Media