



Agenda

Board of Zoning Appeals

Date: November 5, 2024

To: Board of Zoning Appeals

From: Mark Easterling, Deputy Planning & Zoning Administrator

Re: **Items for the November 18, 2024 Meeting Agenda**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of October 14, 2024 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 34-24

JESSICA ANSLEY IS REQUESTING A VARIANCE TO REDUCE THE SIDE YARD SETBACK FOR AN EXISTING DECK. THE PROPERTY IS A CORNER LOT LOCATED AT 432 E. SECOND 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 = 6' (LOT OF RECORD)

SIDE YARD TOTAL = 12' (LOT OF RECORD)

1. THE APPLICANT REQUESTS A SIDE YARD SETBACK VARIANCE TO ALLOW FOR A NEWLY CONSTRUCTED DECK TO REMAIN AT THE SINGLE-FAMILY RESIDENCE. THE VARIANCE WOULD PLACE THE STRUCTURE TWO (2) FEET FROM THE SIDE YARD PROPERTY LINE.

Recommendation:

1. The Deputy Administrator recommends approving the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The deck does not extend past the western point of

the home, leaving space for maintenance without going on to the neighboring property. The structure does not pose any safety or visibility concerns.

APPLICATION 35-24

THOMAS YURYSTA, ON BEHALF OF TRI-STATE FOREST PRODUCTS, IS REQUESTING A ZONING VARIANCE THAT WOULD ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE. THE PROPERTY IS LOCATED AT 13010 AND 13100 ECKEL JUNCTION ROAD AND IS ZONED I-2 (GENERAL INDUSTRIAL).

NOTE: CHAPTER 1250.61(F) ACCESSORY STRUCTURES AND USES: COMBINED FOOTPRINTS OF ALL ACCESSORY BUILDINGS ON A LOT SHALL NOT EXCEED THE LESSER OF 5% OF THE LOT SIZE OR 4,000 SF. HOWEVER, THE BOARD OF ZONING APPEALS MAY CONSIDER AN EXCEPTION TO THE MAXIMUM SIZE REQUIREMENT PROVIDING THAT THE REQUESTED SIZE DOES NOT EXCEED 8% OF THE LOT SIZE.

1. THE APPLICANT IS REQUESTING A VARIANCE TO REPLACE AN ACCESSORY BUILDING. THE VARIANCE WOULD ALLOW FOR A 9,800 SF BUILDING TO BE CONSTRUCTED IN THE REAR OF THE PROPERTY, ECLIPSING THE 5% MAXIMUM. THIS ACCESSORY STRUCTURE WOULD BRING THE TOTAL PERCENTAGE OF ACCESSORY STRUCTURES TO 6.3%.

Recommendation:

1. The Deputy Administrator recommends approving the zoning variance based on meeting the criteria for variances A, C, D, and F of Chapter 1275.02(c)(3). The replacement building is in the rear of the property, screened by trees. The property is large enough that the building would not impact the neighboring properties.

7. Other Business

8. Adjournment

The next meeting is scheduled for December 9, 2024, at 5:30 PM in the Municipal Building at 201 W. Indiana Avenue.

cc: Media