

Agenda
Board of Zoning Appeals

Date: Published April 1, 2025
To: Board of Zoning Appeals
From: Mark Easterling, Deputy Planning & Zoning Administrator
Re: **Items for the April 14, 2025 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of March 10, 2025 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business
7. Other Business

APPLICATION 11-25 (TABLED)

TIM DAVIS IS REQUESTING TWO ZONING EXCEPTIONS TO REDUCE THE FRONT AND SIDE YARD SETBACKS TO BUILD ONTO THE GARAGE. THE PROPERTY IS LOCATED AT 919 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 = 6' (LOT OF RECORD)
SIDE YARD TOTAL = 12' (LOT OF RECORD)

1. THE APPLICANT IS REQUESTING A SIDE YARD SETBACK EXCEPTION TO CONSTRUCT AN ATTACHED GARAGE ADDITION AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION WOULD PLACE THE STRUCTURE FIVE (5) FEET FROM THE SIDE YARD PROPERTY LINE.
2. THE APPLICANT IS REQUESTING A FRONT YARD SETBACK

EXCEPTION TO CONSTRUCT AN ATTACHED GARAGE ADDITION AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION WOULD PLACE THE STRUCTURE FORTY-EIGHT (48) FEET FROM THE FRONT YARD PROPERTY LINE.

Recommendation:

1. The Deputy Administrator recommends approval of both exceptions. The garage addition would not get any closer to the side property line than what is already present with the remainder of the structure. Although the garage would be further out than the immediate neighbors, the average setback for this block is 43.88 feet, and the exception would be minimal. The addition poses no safety or visibility concerns.

8. Adjournment

The next meeting is scheduled for May 12, 2025, at 5:30 PM in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media