

**Agenda**  
Board of Zoning Appeals

Date: Published June 4, 2025  
To: Board of Zoning Appeals  
From: Mark Easterling, Deputy Planning & Zoning Administrator  
Re: **Items for the June 9, 2025 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of May 12, 2025 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

**APPLICATION 19-25**

CLAIRE KRABILL IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A FENCE. THE PROPERTY IS LOCATED AT 330 MULBERRY 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 VARIANCE TO CONSTRUCT A FIVE (5) FOOT FENCE IN THE SIDE YARD BEYOND THE HALFWAY POINT OF THE HOME.

**Recommendation:**

1. The Deputy Administrator recommends approval of the variance request, as the application meets criteria B, C, D, and F outlined in Chapter 1275.02(c)(3). The subject property is a corner lot, and the applicant

proposes to install a fence along the side of the home, between her property and the adjacent residence to the south. The requested fence height is intended to prevent the homeowner's dogs from jumping over and to enhance safety due to the proximity of a high-traffic street. The fence will not be located along the busier Indiana Avenue frontage, nor will it extend past the front of the home toward Mulberry Street. It poses no visibility or safety concerns.

#### **APPLICATION 20-25**

CHELSEA WESTFALL IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A FENCE. THE PROPERTY IS A CORNER LOT LOCATED AT 26945 WHITESIDE DRIVE 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 VARIANCE TO CONSTRUCT A SIX (6) FOOT FENCE IN THE FRONT YARD ALONG LOUISIANA AVENUE.

#### **Recommendation:**

1. The Deputy Administrator recommends approval of the variance request, as it meets criteria B, C, D, and F outlined in Chapter 1275.02(c)(3). It is further recommended that the fence be limited to either the rear corner of the home or the midpoint along the side of the home, consistent with six (6) foot fencing regulations for standard lots. This limitation will help maintain the visual appeal of the property and prevent it from appearing overly enclosed along Louisiana Avenue. The proposed fence does not present any safety concerns.

#### **APPLICATION 21-25**

JEREMY SWOAP IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK TO BUILD A PORCH ON THE FRONT OF THE RESIDENCE. THE PROPERTY IS LOCATED AT 192 BIRCHCREST DRIVE

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'

SIDE YARD TOTAL = 12'

1. THE APPLICANT IS REQUESTING A FIVE (5) FOOT FRONT-YARD SETBACK REDUCTION EXCEPTION TO CONSTRUCT AN ATTACHED DECK AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION WOULD PLACE THE STRUCTURE THIRTY (30) FEET FROM THE FRONT YARD PROPERTY LINE.

**Recommendation:**

1. The Deputy Administrator recommends approval of the variance request. The proposed variance is minimal in nature and would allow for the construction of a safer and more accessible front entrance. The existing front steps are notably steep, posing a potential safety concern for residents and visitors. The addition of a front deck would provide a safer, more gradual entry point. While the deck would extend into the required front setback, it would not alter the existing setback of the primary structure itself and would maintain the overall character of the neighborhood.

**APPLICATION 22-25**

JUAN ARTIAGA IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK TO BUILD A PORCH ON THE FRONT OF THE RESIDENCE. THE PROPERTY IS LOCATED AT 410 WEST SIXTH 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 FIVE (5) FOOT FRONT-YARD SETBACK REDUCTION EXCEPTION TO CONSTRUCT AN ATTACHED DECK AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION

WOULD PLACE THE DECK STRUCTURE TWELVE (12) FEET FROM THE FRONT YARD PROPERTY LINE.

**Recommendation:**

1. The Deputy Administrator recommends approval of the variance request. Although this structure must meet the front yard setback of the zoning district, as it is a separately built structure that can be removed at any time, it will not reduce the setbacks for primary structures on this portion of West Sixth Street. The exception would also not be the closest built structure to the front property line on this block and poses no visibility or safety concerns.

7. Other Business
8. Adjournment

The next meeting is scheduled for July 14, 2025, at 5:30 PM in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media