

Agenda
Board of Zoning Appeals

Date: Published November 5, 2025

To: Board of Zoning Appeals

From: Mark Easterling, Deputy Planning & Zoning Administrator

Re: **Items for the November 10, 2025 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of October 13, 2025 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 39-25

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:

The Deputy Administrator recommends denial of the variance request, as the application does not satisfy enough of the criteria outlined in Chapter

1275.02(c)(3). While the lot is unique due to its corner configuration, the existing home is nonconforming, and the proposed garage addition would place the structure approximately 50–60% closer to the street than other homes along Clover Lane between Hickory Street and East Boundary Street.

APPLICATION 40-25

MARK RICH, ON BEHALF OF CANTERBURY REV, INC., IS REQUESTING A ZONING VARIANCE TO ALLOW FOR THE CONSTRUCTION OF AN APPROACH WIDER THAN TWENTY-FOUR (24) FEET. THE PROPERTY IS A COMMUNITY RESIDENTIAL LOT LOCATED AT 1005 ELLESMERE DRIVE AND IS ZONED R-4 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.51(C)(2) CURB CUTS AND DRIVEWAYS:
RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND A MAXIMUM OF TWENTY-FOUR (24) FEET WIDE WHERE IT MEETS THE CURB, ALLEY OR STREET.

1. THE APPLICANT IS REQUESTING A VARIANCE TO CONSTRUCT A DRIVEWAY APPROACH AT FORTY-THREE (43) FEET WIDE.

Recommendation:

The Deputy Administrator recommends approval of the variance request, as the application meets criteria C, D, F, and G outlined in Chapter 1275.02(c)(3). The applicant has demonstrated the need for a wider driveway apron based on the turning radius requirements of a fire truck. Given that the property serves as a community pool, this additional width is necessary to ensure adequate emergency access. The diagram provided illustrates the minimum dimensions required, and the applicant has requested only what is necessary to achieve that access.

APPLICATION 41-25

MICHELLE NITSCHKE IS REQUESTING A ZONING VARIANCE TO BUILD A SHED IN THE REAR YARD. THE PROPERTY IS A CORNER LOT LOCATED AT 445 E. FIFTH STREET AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.61(B) ACCESSORY BUILDINGS AND USES:
ACCESSORY BUILDINGS, SUCH AS GARAGES AND UTILITY BUILDINGS, MAY BE LOCATED IN A REAR YARD, PROVIDED THAT SUCH BUILDINGS ARE SEPARATED FROM THE MAIN STRUCTURE BY AT LEAST TEN (10) FEET AND ARE SET BACK AT LEAST FIVE (5) FEET FROM THE SIDE AND REAR LOT LINES.

1. THE APPLICANT IS REQUESTING A VARIANCE TO CONSTRUCT A

SHED TWO (2) FEET FROM THE PROPERTY LINE.

Recommendation:

The Deputy Administrator recommends approval of the variance request, as the application satisfies criteria B, C, D, and G outlined in Chapter 1275.02(c)(3). If the structure is at least 2 feet from the property line, this will allow for enough space to maintain and repair the structure without having to access the neighboring property. In addition, this location is a corner lot having two front yards. This location offers a better visual aesthetic, leaving the yard open. This location also poses no safety or visibility concerns.

7. Other Business
8. Adjournment

The next meeting is scheduled for December 8, 2025 at 5:30 PM in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media