

## **AGENDA**

November 6, 2019  
6:00 p.m.

### Roll Call

### Pledge of Allegiance

### Approval of Previous Minutes:

- October 2, 2019 Meeting Minutes

### Old Business

#### **Case No. BZA-19-4 - Accessory Structure over 500 SF/Construction Materials/Over 35% Allowed for Rear Yard – 771 Symmes Rd**

Three variance requests submitted by Anthony Pippin, for the property located at 771 Symmes Rd, Lot No. 1771, in the R-1 zoning district.

This case was first heard and tabled at the April 3, 2019 meeting. This case was removed from the table at October 2, 2019 meeting. After much discussion, the Board members voted, and the vote was split, so no decision was rendered. The case was then tabled for further review until the next meeting.

The application requests three variances, one of which is for a new high tunnel greenhouse. Alternatively, the Board could consider, upon the consent of the applicant, approval of the existing hoop house instead of the high tunnel house.

### New Business

#### **Case No. BZA-19-12 - Accessory Structure over 500 SF/Over 35% Allowed for Rear Yard – 5874 Pleasant Ave**

A variance request submitted by Tony Bales Jr., for the property located at 5874 Pleasant Ave in the R-0 zoning district.

*Section 1143.06 (a) of the zoning code states "...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size."*

*Section 1143.06 (a) of the zoning code states "...no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard."*

The owner would like to build a 36' x 48' garage which exceeds the 500 SF allowed by 1228 SF. The existing structures total 1224 SF. The total allowable square footage for accessory structures in his rear yard is 1260 SF. The proposed garage is 1728 SF which is 1692 SF over the allowable for his rear yard.

**Case No. BZA-19-13 - Fence in Street Side Yard Setback – 485 Loren Lane**

A variance request submitted by William Erdman, for the property located at 485 Loren Ln, Lot No. 12078, in the R-1 zoning district.

*Section 1180.04(b)(1) of the zoning code states “fences and hedges may be located only in side or rear yards, except on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-of-way line than the required zoning front yard depth for a principal structure...”*

The owner would like to install a black wood 4-board Kentucky fence in his street side yard setback. The fence would be located 15 feet into the 30-foot required setback for a corner lot.

**Case No. BZA-19-14 - Fence in Street Side Yard Setback – 305 Charleton Ct**

A variance request submitted by William Erdman, on behalf of Bob and Joanne Robinson, for the property located at 305 Charleton Ct, Lot No. 12086, in the R-1 zoning district.

*Section 1180.04(b)(1) of the zoning code states “fences and hedges may be located only in side or rear yards, except on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-of-way line than the required zoning front yard depth for a principal structure...”*

The owners would like to install a black wood 4-board Kentucky fence in their street side yard setback. The fence would be located 15 feet into the 30-foot required setback for a corner lot and connect to the fence at 485 Loren Ln.

cc: Mark Wendling, City Manager  
Alisha Wilson, Clerk of Council (9)  
Greg Kathman, Development Services Director  
BZA Members (7)  
BZA File