

BOARD OF ZONING APPEALS

MINUTES

May 1, 2012

Members Present: Lynne Thomas-Roth Mayor O'Callaghan
 Glynn Marsh John Bruns

City Staff Members
Present: John Applegate Denise Winemiller

Mrs. Thomas-Roth called the Board of Zoning Appeals meeting to order on May 1, 2012.

Attendance was taken and Mrs. Thomas-Roth, Mr. Marsh, Mr. Bruns and Mayor O'Callaghan were present.

1. Mrs. Thomas-Roth asked if there were any additions or corrections to the minutes from the April 3, 2012 Board of Zoning Appeals meeting. There were no corrections so Mr. O'Callaghan moved that the minutes be accepted as prepared. Mrs. Thomas-Roth seconded the motion. Mr. Bruns abstained and the other board members voted in favor of the motion. The Board of Zoning minutes were approved.

2. 12-04 - Zoning Variance request from Aimee and David Haack, 635 Skyles Road, for a wooden privacy fence, extending eight feet from the corner of the house into the side (front) yard (corner lot with two front yards) for the purpose of joining to the neighbor's existing fence.

Mr. Applegate introduced the property owners, Aimee and David Haack who were attending the meeting. Mr. Applegate said this request was for a six foot privacy fence to extend eight feet out from the house into the side yard which is considered to be the front in the zoning code because it is a corner lot. Mr. Applegate said that the staff had reviewed the application and the fence does not

go beyond the front set back and would not affect the houses on either Richard Court or Skyles Road. Mr. Applegate said that the staff recommends the approval of this zoning variance request.

Mrs. Thomas-Roth asked if the Haack family had checked with the neighbors and they said they had notified them.

Mr. Bruns moved to approve the zoning variance to extend the six foot privacy fence eight feet into the front yard along Richard Court. Mr. Marsh seconded the motion. All concurred and the variance was granted.

3. Open Agenda

Mr. Applegate said he wanted to let the planning commission members know that Meadows of Martindale had changed hands. It is no longer owned by Oberer Development and the company that purchased the apartments, Wabuck Development Company out of Kentucky was also looking at purchasing Union Terminal apartments, also owned by Oberer Development.

Mr. Applegate said as part of the purchase process, they had written a letter for the company concerning the zoning and that the building was in compliance with the R-5 zoning. The company is applying for grants for the thirty unit building made up of ten one bedroom units and twenty two bedroom units.

The new company has been making a few improvements and have plans to put in an area for a laundry room and half bathrooms. The city had asked for a copy of the plans and there is no patio planned for the rear entrance. The door just opens out on to the grass.

Mr. Applegate said if there were no objections from the planning commission, he would like to ask that a patio be included. He had discussed the matter with Mr. Moore and he has called and talked to several people from Wabuck. They were considering writing a letter that they were not against the apartments but had some concerns about the remodeling. Mr. Applegate said that for Wabuck to do what they had planned, they would be digging up the floors, extending the sewer to the half bathroom and to add the washer and dryer. They would be pouring concrete anyway so he felt they could add a small patio. He also

said that he expected the area to be maintained. He had brought it up to the company and they were to get back with him concerning that.

Mr. Applegate said so far the new company is doing a good job. They are doing some upgrades, enlarging the recreational area, and requiring all brick. They have also mowed multiple times and have trimmed the area down by the creek.

Mr. Marsh asked about several traffic counters along Main Street. Mr. Applegate said he had checked with Richard Oaks, the city's traffic engineer and he is not doing the work. They believe it is being done by the Ohio Department of Transportation and they are trying to find out additional information.

4. Mr. O'Callaghan moved that the meeting be adjourned. Mr. Bruns seconded the motion. All concurred and the Board of Zoning Appeals meeting was adjourned.

