

**BOARD OF ZONING APPEALS
REGULAR MEETING
MINUTES
JANUARY 19, 2011
5:30p.m.**

A. Call To Order

The Board of Zoning Appeals met in regular session on Wednesday, January 19, 2011 at 5:30 p.m.

1. Roll Call

Chairman David Fabb called the meeting to order at 5:30 p.m. Present were: Mr. Donald Moore, Mr. Don Scaggs, Mr. Jason Little, Mr. George Kuhlwein, and Chairman David Fabb. Also present, Building Official/Recording Secretary Rod Bryant.

2. Approval of Minutes

The minutes of November 17, 2010 were reviewed. Mr. Moore moved and Mr. Kuhlwein seconded the following motion:

***MOTION:** To approve the minutes as presented.*

***At roll call, the vote resulted as follows:** Mr. Scaggs, "Aye", Mr. Moore, "Aye", Mr. Little, "Aye", Mr. Kuhlwein, "Aye", and Chairman Fabb, "Aye".*

MOTION CARRIED.

B. BUSINESS SECTION

1. Application #01-11

Gregory & Natalie Schall

1305 Justin Junction

Washington C.H., Ohio 43160

Issue: Requesting variance to rear setback requirement for room addition at 1305 Justin Junction.

Mr. Mark Heiny of Mark Heiny Architect, 211 S. Fayette Street – WCHO, represented the application and explained the addition.

Mr. Rod Bryant explained that only a small portion of the proposed room addition would encroach 4 feet into the required 40 foot rear yard setback requirement. He also stated that property was zoned R-1A and that the rear yard requirement was 40 feet and not 30 and 35 feet like the other 2 residential zoning districts.

With no further discussion, Mr. Moore moved and Mr. Scaggs seconded the following motion:

***Motion:** To approve application #01-11 as submitted.*

***At roll call the vote resulted as follows:** Mr. Scaggs, "Aye", Mr. Moore, "Aye", Mr. Little, "Aye", Mr. Kuhlwein, "Aye", and Chairman Fabb, "Aye".*

MOTION CARRIED.

C. OTHER BUSINESS

There was no other business for discussion.

D. ADJOURNMENT

There being no further discussion from the Board, Mr. Moore moved and Mr. Little seconded the following motion:

***MOTION:** To adjourn the January 19, 2011 meeting.*

***At roll call, the vote resulted as follows:** Mr. Scaggs, "Aye", Mr. Moore, "Aye", Mr. Little, "Aye", Mr. Kuhlwein, "Aye", and Chairman Fabb, "Aye".*

MOTION CARRIED.

Meeting adjourned at approximately 5:45 p.m.

APPROVED this _____ day of _____, 2011.

Respectfully Submitted,

Rod J. Bryant, Recording Secretary

David Fabb, Chairman