

**BOARD OF ZONING APPEALS
REGULAR MEETING
MINUTES
APRIL 6, 2011
5:30p.m.**

A. Call To Order

The Board of Zoning Appeals met in regular session on Wednesday, April 6, 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. Don Scaggs, Mr. Donald Moore, Mr. Jason Little, Mr. George Kuhlwein, and Chairman David Fabb. Also present, Law Director Mark Pitstick, and Building Official/Recording Secretary Rod Bryant.

2. Approval of Minutes

The minutes of March 16, 2011 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 #03-11

Joletta Eggleton

718 Warren Avenue

Washington C.H., Ohio 43160

Issue: Variance to side setback requirement for driveway addition.

Joletta Eggleton represented the application and stated that she had an 89 year old mother living with her and that the driveway extension would allow her mother and herself to maneuver safely around the garage and premises. She stated that the addition would be 3 feet from the neighboring property line. The adjacent neighbor was in attendance and looked at the drawing and stated that he had no issues with the request.

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

***Motion:** To approve application #03-11 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.

2. Application #04-11

Planet Youth – Joshua Wurzelbacher

313 S. Elm Street

Washington C.H., Ohio 43160

Issue: Variance to height requirement for fencing.

Mr. David Ginn represented the request and stated that the proposed 8' fence would replace an existing fence and that it would be a vinyl privacy fence. He stated that there had been issues with a neighbor and that the neighbor had contacted the police and city and that this fence should help alleviate light, noise, and trash for the neighbors.

Mr. Little asked if the noise was from the kids talking outside and Mr. Ginn stated that it was predominately from the bands that play inside the facility.

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

Motion: To approve application #04-11 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.

3. Application #05-11

David Morgan

215 Hickory Street

Washington C.H., Ohio 43160

Issue: Variance to allow outbuilding in front yard.

David Morgan explained to the Board that he purchased the property in 2003 and that he purchased the home with the outbuilding and that the previous owner had been sent a violation notice from the City, but failed to communicate that to him in the purchase. He also stated that the City had sent himself a violation notice some years back and that he had not taken care of the matter. Now, he is selling the property and doesn't want the new owner to receive a violation notice. He stated that this is a corner lot and that he moved the building slightly and surrounded it with trees to make it more aesthetically pleasing.

Mr. Moore stated that this was an odd property and that the dwelling was located on the lot in a way that didn't allow an outbuilding to be placed in a rear yard. He also stated that he had spoken with the neighbors and that they didn't have any issues with the building.

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

Motion: To approve application #05-11 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.

**4. Application #06-11
Deborah Kuhlwein-Price
1099 Riverside Drive
Washington C.H., Ohio 43160**

Issue: Variance to front setback requirement for room addition.

Debbie Price approached the Board and explained that this was a 2 bedroom dwelling that was situated at an angle upon the lot and that the proposed addition would only slightly encroach upon the front yard requirement in a small area.

Mr. Moore stated that the affected neighbor, Dan Dean, had no issue with the proposal.

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

Motion: To approve application #06-11 as submitted.

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

MOTION CARRIED.

C. OTHER BUSINESS

There was no other business discussed.

D. ADJOURNMENT

There being no further discussion, Mr. Moore moved and Mr. Scaggs seconded the following:

MOTION: To adjourn the April 6, 2011 BZA 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 5:55 p.m.

APPROVED this _____ day of _____, 2011.

Respectfully Submitted,

Rod J. Bryant, Recording Secretary

David Fabb, Chairman