

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 3.25.24

The Board of Zoning Appeals convened in City Council Chambers Monday, March 25, 2024, at 6:30 pm. Roll call. Members present: Chair Kevin Driesbach, Vice Chair Dennis Garlington, and Board members present: Misty Laxton, Connie Kelly, with two alternatives, Tonya Winfield, and Fred Kenndey. Clerk Linda Chancey. Absent: Ken Greene.

Invited Guests were Zoning Inspector Hannah Wynne and Tom Klitzka, Council Liaison,

Kevin Driesbach called the meeting to order at 6:30 pm.

Garlington motioned to approve the 3.11.24 minutes. Kelly seconded. All Yeas.

Speakers sworn -in:

1. Applicant: Wendell Beachy W J Builders, 19264 Greist Rd. Stoutsville, OH.
2. Applicant: R E Connors Construction, 2410 Performance Way, Columbus, OH.
3. Homeowner: John Frommer 6110 Tuber Legist Road, Dublin, OH
4. Guest: Caryn Koch-Esterline, 1825 Stoutsville Pike, Circleville, OH.
5. Homeowner: Kelsy Strausbaugh 503 Glenmont Dr. Circleville, OH

NEW BUSINESS -PUBLIC HEARING:

Variance #3-24 requested by W J Builders, 19264 Greist Rd. Stoutsville, OH.

Denial of Permit: The homeowners would like to add a four-season room to their home, but this would infringe seven feet on the rear set back requirements. Property address: 1564 Brook Park Dr, Circleville, OH. Parcel # A 35-0-001-01-015-00. Property Zoning District: LDR.

Hannah Wynne -#3-24 Staff Notes

Per Wynne... the applicant is building a new home and want a four-season room on back of home. The room extends into the rear yard setback, this is a 7 ft infringement on the rear setback.

DISCUSSIONS

Wendell Beachy explained that he is the builder, and the staff notes are correct on the setback of four-season room. It was asked about the building plans for the four- season room, the four-season room already exists in the new build plans. Are there alternative plans? No, there are no alternative plans, need to review the entire plans for the home. Wynne stated the home cannot be shifted forward because of the minimum front yard setback. There are no issues with utilities. The deed restrictions were developed by the developer, not the city, and only apply to this neighborhood. However, there are others home with other buildings and rooms that are in the setback. The four-season room is 10 x 12 ft.

Caryn Koch-Esterline gave a brief history on the homes that were built in 1992 annexed into the city.

MOTION-VOTE- ROLL CALL:

Laxton motioned to approve #3-24 application as submitted. Kenndey seconded. Roll call. (5 Yeas- 0 Nays). Motion carried.

Variance #4-24 requested by R E Connors Construction/Kelsey Strausbaugh, 2410 Performance Way, Columbus, OH. Denial of Permit: Fence extends beyond the building line on Nicholas Dr. by 13'6" towards Glenmont Dr. Property address: 503 Glenmont Dr. Parcel # AO511400003700 Property Zoning District: MDR

Hannah Wynne #4-24 Staff Notes

Per Wynne... the applicant is requesting variance for the front corner lots, however corners lots are considered front yards too. The fence proposing section along Nichloas Dr. requires a variance and the codes would not allow a six ft. privacy fence in the front yard.

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DISCUSSIONS

Kelsey Strausbaugh requested a 6 ft privacy fence because she has large dogs, and they would jump over the 4 ft fence. We want the dogs to have room to run around the yard. Wynne showed/explained other plans for a 6 ft privacy fence that will work in their yard closer to the edge of the front side and around the back of the home.

Caryn Kock Esterline stated that the home across the street applied for a permit, and they were not allowed a fence because of visibility and neighbors do not want a 6 ft tall fence in the area.

Questions asked ... visibility concerns, the board can modify the requirement, a setback and or straight off the back. pictures in the application that show the dimensions of the fence and how far off the sidewalks, about 31.6 inches. It was recommended to have modification to the fence extend off the corner of the home side back to provide continuity in the area with other homes.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to approve #4-24 fence with modification/conditions set back from Glenmont Dr. a little bit to front trees and back from Nicholas Drive location in line with the fence across the street 502 Glenmont Dr. Garlington seconded. Roll call. (5 Yeas- 0 - Nays). Motion carried.

OTHER BUSINESS:

Wynne showed a PP presentation for new zoning code types of applications (variances, similar uses, conditional uses, and non-conforming uses.)

Laxton motioned to adjourn the BZA meeting at 7:33 p.m., Garlington seconded. Motion carried.

Respectfully submitted by: Linda Chancey, BZA Clerk.