

**CITY OF WASHINGTON C.H., OHIO
BOARD OF ZONING APPEALS
REGULAR MEETING
APRIL 19, 2023
MINUTES**

Call To Order

The Board of Zoning Appeals met in regular session on Wednesday, April 19, 2023 at 5:30 p.m.

Roll Call

The meeting was called to order at 5:30 p.m. Present: Mr. David Fish, Mr. Denny Beis, Mr. Dan Leaverton.

Approval of Minutes

The minutes of December 21, 2022 were reviewed. Mr. Beis moved and Mr. Leaverton seconded:

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

At roll call, the vote resulted as follows: Mr. Fish, "Aye", Mr. Leaverton, "Aye", Mr. Beis, "Aye".

MOTION CARRIED

BUSINESS SECTION

1. Election of Officers

Mr. Beis moved and Mr. Leaverton seconded the following:

***MOTION:** To appoint Mr. David Fish as Chairman of the BZA for 2023.*

At roll call, the vote resulted as follows: Mr. Fish, "Abstain", Mr. Leaverton, "Aye", Mr. Beis, "Aye".

MOTION CARRIED

Mr. Leaverton moved and Mr. Fish seconded the following:

***MOTION:** To appoint Mr. Denny Beis as Vice-Chairman of the BZA for 2023.*

At roll call, the vote resulted as follows: Mr. Beis, "Abstain", Mr. Leaverton, "Aye", and Chairman Fish, "Aye".

MOTION CARRIED

1. Application #01-23

John Daugherty

202 Margaret Lane

Washington C.H., Ohio 43160

Issue: Variance to allow a detached accessory structure to be located in a front yard and to exceed the 720 sq. ft. maximum requirement for accessory structures.

Mr. Daugherty stated that he wanted to build a 24' X 30' detached garage and keep his existing shed. He stated that he lived on a corner lot and that the garage would be located in the front yard of Halliday Way. He stated that the adjacent owners of the land, the Sollars family, had no intentions of extending Halliday Way.

Mr. Beis asked about the orientation of the garage which was determined to be 30' wide and 24' deep with the garage doors facing Halliday Way. Mr. Beis stated that the BZA had never issued a variance to allow a detached structure in a front yard and that this approval would set a precedent.

Mr. Daugherty stated that if the structure was positioned lawfully there would be no back yard remaining and he stated that the Developer had told him that he could build a detached garage before he purchased his lot.

Mr. Bryant stated that the Developer was correct and a garage could be built, but that didn't mean to violate City Zoning Laws. The garage could still be constructed in the rear yard. Mr. Bryant stated that the front yard building setback was approximately 55' from the centerline of Halliday Way and that a detached structure could be built beginning there.

With no further discussion, Mr. Beis moved and Mr. Leaverton seconded the following:

MOTION: To approve Application #01-23 with the building being located more than 55' from centerline of Halliday Way.

At roll call, the vote resulted as follows: Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Fish, "Aye".

MOTION CARRIED

2. Application #02-23

Tiffany Hoppes

955 Vine Street

Washington C.H., Ohio 43160

Issue: Variance to the 5' side yard setback requirement for a driveway.

Ms. Hoppes stated that the new houses on Vine Street had no curb, gutter, or sidewalk and that her short driveway made it impossible to get two vehicles off the street and that her son was parking in her front yard and sometimes in front of the neighboring properties. She stated that the driveway extension would be about 7 feet wide and be within 18 inches of the property line.

With no further discussion, Mr. Beis moved and Mr. Leaverton seconded the following:

MOTION: To approve Application #02-23 as submitted.

At roll call, the vote resulted as follows: Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Fish, "Aye".

MOTION CARRIED

OTHER BUSINESS

Mr. Bryant advised that Donald Moore had resigned from the Board due to health issues.

ADJOURNMENT

There being no further discussion, Mr. Leaverton moved and Mr. Beis seconded the following:

MOTION: *To adjourn the April 19, 2023 Board of Zoning Appeals meeting.*

At roll call, the vote resulted as follows: *Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Fish, "Aye".*

MOTION CARRIED

Meeting adjourned at approximately 6:01 p.m.

APPROVED this _____ day of _____, 2023.

Respectfully Submitted,

Rod J. Bryant, Recording Secretary

David Fish - Chairman