

# BZA

## Board Minutes August 24, 2022

- I. Meeting called to order 5:30pm
- II. Roll call:
  - a. Kelly Miller
  - b. Roger Butler
  - c. Jerry Clark
  - d. Kevin McNeeley - absent
  - e. Judy Prickett
  - f. David Schrader – absent
  - g. Lyle Anthony
- III. Minutes from June 21, 2022 meeting
  - a. Motion to approve the minutes
    - i. Judy – 1<sup>st</sup>
    - ii. Roger – 2<sup>nd</sup>
    - iii. Vote:
      1. Roger – yes
      2. Lyle - yes
      3. Jerry – yes
      4. Kelly – yes
      5. Judy – yesMotion approved
- IV. Old Business:
  - a. None
- V. New Business:
  - a. To consider a variance for 153.200 3(a) of a detached garage at 959 Creekview Dr
    - i. 153.200 ACCESSORY USES AND STRUCTURES
      1. (3) *Area*. The maximum permitted area of an accessory structure placed on a lot in a residential zoning district shall be based on the following lot categories on which the accessory structure is to be located.
        - a. (a) *Lot size two acres or less*. An accessory structure shall be no larger than 720 sq ft, shall contain no more than one story nor shall it exceed a total height of 15 feet as measured from the floor to the top of the roof, and no door serving the accessory

structure shall exceed nine feet in height.

- ii. Speaker: Brian K. Sharp, home owner, current address: 9480 Country Path Trail, Miamisburg, Ohio
  1. Presented the BZA with full scale blueprints, and images showing visual matching of house on the property that is currently under construction.
  2. Discussions covered the elevation, the back slope on rear of property, and plans for design/landscaping/pool.
  3. Discussion covered the height increase over code of 7' and size limit of 176 sq ft over allowance (25% approx. increase)
- iii. Open discussion followed to consider the variance – no one else approached the podium
- iv. Closed discussion followed to consider the variance.
- v. Motion to approve the variance regarding the height increase over code, and the size increase over code limits – made by Kelly
  - a. Motion to approve the variance:
    - i. Roger – 1st
    - ii. Lyle – 2nd
    - iii. Vote:
      1. Roger – yes
      2. Kelly – yes
      3. Judy – yes
      4. Jerry – yes
      5. Lyle – yes
      6. Motion carried.

VI. Meeting adjourned.