

BZA

Board Minutes January 26, 2023

- 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 August 24, 2022 meeting
 - a. Motion to approve the minutes
 - i. Judy – 1st
 - ii. Roger – 2nd
 - iii. Vote:
 1. Roger – yes
 2. Lyle - yes
 3. Jerry – yes
 4. Kelly – yes
 5. Judy – yes

Motion approved
- IV. Old Business:
 - a. None
- V. New Business:
 - a. To consider a variance on the setbacks for 172 North Stree5. This is zoned General Commercial.
 - i. 153.171 GENERAL COMMERCIAL DISTRICT (GC)
 1. Development standards.
 - a. Front yard setback: the minimum front yard setback shall be the average of the existing adjacent commercial structures on the same side of the street and facing thereon within the same block. Where there are no adjacent a commercial structures, the building line shall not be less than 50 feet measured from the street right-of-way.

- b. Side yard setback: for main and accessory structures, including open service and loading areas, the required side yard shall be not less than 20 feet, unless adjacent to any residential zoning district, Planned Residential District, and Planned Unit District whereby the side yard shall be no less than 50 feet; and
 - c. Rear yard setback: for main and accessory structures, the required rear yard shall be not less than 25 feet, unless adjacent to any residential zoning district, Planned Residential District, and Planned Unit District whereby the side yard shall be no less than 50 feet. A use to be serviced from the rear shall have a service court, alleyway, or combination thereof not less than 40 feet in width.
2. Speaker: Shawn Hamilton, 9811 Old 3C Highway, Clarksville, Ohio, Eagle Eye Investments
- a. Reviewed his plans
 - i. 4 businesses to be under the roof of the newly planned building: inspection co, investments office, contractor, bounce house company
 - b. 73% property is under easement
 - c. August – estimated opening
 - d. 8 parking spots (the variance would permit an additional ADA compliant spot)
 - e. Retaining wall is changing to a better structure with 5'
3. Speaker: Linda Frantz, 35 N. St. Rt. 42
- a. Said the setback would have a negative effect on her property when she plans to sell. Current property is 55'x20'
 - b. Garage is currently 1' from property line
 - c. House is 12' from property line
- ii. Closed discussion followed to consider the variance.
 - iii. Motion to approve the variance for the setback
 - i. Kelly – 1st
 - ii. Lyle – 2nd
 - iii. Vote:
 - 1. Roger – no
 - 2. Kelly – yes
 - 3. Judy – no?
 - 4. Jerry – no?
 - 5. Lyle – yes
 - 6. Motion denied.

VI. Meeting adjourned.