

## **Waynesville Board of Zoning Appeals**

Meeting Minutes

Date: April 29<sup>th</sup>, 2026

Time: 5:30 PM

Location: Village of Waynesville offices

Submitted by: Kelly Miller, Recording Secretary

### **I. Call to Order**

The meeting was called to order at 5:41 PM. The delay was due to the absence of a quorum at the originally scheduled time.

### **II. Roll Call**

Present:

- Roger Butler
- Kelly Miller
- Kevin McNeely
- Judy Prickett
- Becky Blaho
- Jeff Patton

Absent:

- David Schrader

### **III. Approval of Minutes**

Minutes from the July 23<sup>rd</sup>, 2025 meeting were read

Motion to approve: Kelly – 1, Kevin-2,

Abstained: Becky Blaho & Jeff Patton due to not being named to the committee at that time

Motion carried

### **IV. Old Business**

None

### **V. New Business**

#### **1. Variance Request – new build on Wayne Court with the parcel #0501328012**

Section 153.166 LOW DENSITY RESIDENTIAL DISTRICT (R-2)

Request: To consider a variance on the setback requirements for a new build.

Speakers:

1. Applicant: Eric & Jessica Ross, 325 Wayne Ct, Waynesville, Oh 45068

- a. Mr. Ross, presented his request for the setback to the board
  - i. Has intention to use some of the soil to provide a solution to the water problem at the rear of the lot
  - ii. Mr. Ross owns the property directly to the side of empty lot in question
2. David Snook, 960 Lytle Rd, Lot 11, rear neighbor
  - a. Mr. Snook lives on the side with a 42.93' setback
  - b. Verified the water issue is a problem in the rear of both lots
3. Stacy Almeter, spoke on behalf of the other rear neighbor, Carol Patteron, 768 Franklin Rd.
  - a. Ms. Almeter is on the deed of the house
  - b. There is only a 20' setback on this portion of the property from their rear of their lot.
  - c. They are against the variance and want the rules followed.
  - d. They are concerned with the decrease in their property value and believe that this variance would impact the sale value of their property
4. Christopher Gremly, 337 Wayne Ct,
  - a. He owns the property directly to the side of the empty lot in question and is located in the cul-de-sac.
  - b. He did not have an issue with the new build and the variance request did not impact him

#### Open Discussion among the BZA members

- Property distances were taken into account from the 20' setback on the side of 768 Franklin Rd, noting that 768 Franklin Rd, property has a very large distance from rear set back to the structure providing ample space for the variance to be granted.
- Questions arose as to which setback would actually define the "REAR" of the property due to the irregular shape of the property. This was left undetermined.
- Online aerial views were taken into consideration
- Discussion of manipulation of the house and its proposed placement on the lot to meet current zoning requirements where a variance would not even be necessary.

#### Motion to reject the variance request:

Roger: 1<sup>st</sup>; Judy: 2<sup>nd</sup>

Voting: 6 yes votes to reject the variance request

Motion approved

#### Motion to adjourn:

Roger: 1<sup>st</sup>, Kelly: 2<sup>nd</sup>, All ayes to adjourn

Adjourned: 6:47pm