

Village of *Waynesville*

BOARD OF ZONING APPEALS AGENDA

Thursday 3/31/2022– 5:30 pm

- I. Call to Order
- II. Roll Call
- III. Minutes from May 26, 2021 meeting
- IV. Old Business
- V. New Business
 1. To consider a variance on the height of a fence past the front of the property at 160 Franklin Rd. 153.196(C)(F)

153.196 FENCES AND HEDGES.
(C) *Decorative fences required.* Only decorative fences shall be constructed in front setbacks or side setbacks abutting streets. Decorative fences shall mean split rail or ornamental iron or other decorative fences as approved by the Director.

(F) *Location in front setbacks.* Fences and hedges in front setbacks and/or side setbacks abutting streets and alleys in any district shall not exceed three feet in height and shall not obstruct the view of pedestrians or vehicular traffic or be detrimental to the public safety.
- VI. Adjourn

BZA

Board Minutes

May 26, 2021

- I. Meeting called to order 5:41pm
- II. Roll call:
 - a. Kelly Miller
 - b. Roger Butler
 - c. Jerry Clark
 - d. Bob Corwin
 - e. Judy Prickett
 - f. David Schrader - absent
- III. Minutes from December 16th, 2020 meeting
 - a. Motion to approve the minutes
 - i. Roger – 1st
 - ii. Jerry – 2nd
 - iii. Vote:
 1. Roger – yes
 2. Bob – yes
 3. Jerry – yes
 4. Kelly – yes
 5. Judy – yesMotion approved
- IV. Old Business:
 - a. None
- V. New Business:
 - a. Variance request 53 S. 4th St. –
 - i. Variance Code: 153.200 (D) (1) Location: owner requesting supplemental structure (garage) to the side of the main structure
 1. Setback requirements
 - ii. Variance Code: 153.200 (D)(3)(a): owner requesting variance for the size to exceed code based on her intentions for use of the building.
 1. Size requirements
 - iii. Spokesperson for the property, Manja Schenking, 53. S. 4th St., commented that there were not any other options for their expansion of the outbuilding due to rear sloping nature of the property. She is trying to preserve the integrity of the house and property, and feels that the addition of the garage, which she refers to as a “carriage house,” would achieve this. She intends to use the barn as a workshop, garage, with no intention to convert to a guest house. She explained her desire to preserve as many trees as possible with a wrap around driveway for rear entrance, but carriage doors on the street-facing side for aesthetic purposes.

- iv. Speaker: Warren Sheehan, neighbor of 469 N. Street. Mr. Sheehan explained that he was there only to find out what the certified letter was all about, and really was unaware at that point. He later commented that he did not have any issues with the supplemental building and the location of it.
- v. Brief discussion among board members regarding the structure and its proximity to the street, the house, and sideyard, as well as the height, the gables direction.

b. Motion to approve the request for variance on the height requirements:

- i. Kelly – 1st
- ii. Judy – 2nd
- iii. Vote:
 - 1. Kelly - yes
 - 2. Roger – yes
 - 3. Bob – yes
 - 4. Jerry – yes
 - 5. Judy – yes

iv. Motion approved

c. Motion to approve the request for variance on the size requirements:

- i. Roger – 1st
- ii. Bob – 2nd
- iii. Vote:
 - 1. Kelly - yes
 - 2. Roger – yes
 - 3. Bob – yes
 - 4. Jerry – yes
 - 5. Judy – yes

iv. Motion approved

VI. Motion adjourned: 6:09



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

Please select the permit(s) for which you are applying:

- Sign Permit
- Conditional Use Permit
- Shed/Garage Permit
- Horse Drawn Vehicle Permit
- Certificate of Occupancy
- Sidewalk, Curb, Gutter, or Driveway Construction Permit
- Street Closure Application Begin _____ End _____
- Fence Permit
- Temp Vendor's Permit
- Variance Request
- Zoning Compliance Certificate
- Other _____
- Certificate of Liability Insurance
- Attachments included (describe):

Location of Closure _____

Applicant Name	Property Owner Name
Holly Campbell	same
Applicant Address	Property Owner Address
160 Franklin Rd.	
Applicant Phone Number	Property Owner Phone Number
937-307-1479	
Applicant E-Mail	Property Owner E-Mail
holly.campbell35@gmail.com	
Applicant E-Mail	Property Owner E-Mail
West side property line	

Location of work to be done

Fee-A fee as stipulated by ordinance shall be paid by the applicant to cover the costs of review and reporting of the application, payable to the General Fund.

Fee Amount: 250 Paid: _____ Cash/Check# 854

Deposit Required: _____ Returned Signature: _____

I hereby certify under penalty of law the information submitted as part of this application and its attachments is true and correct.

Signature of Property Owner or Authorized Agent _____ Date Submitted _____

Action of the Zoning Officer:

Application Approved: _____ Application Denied _____ Revise and Resubmit: _____

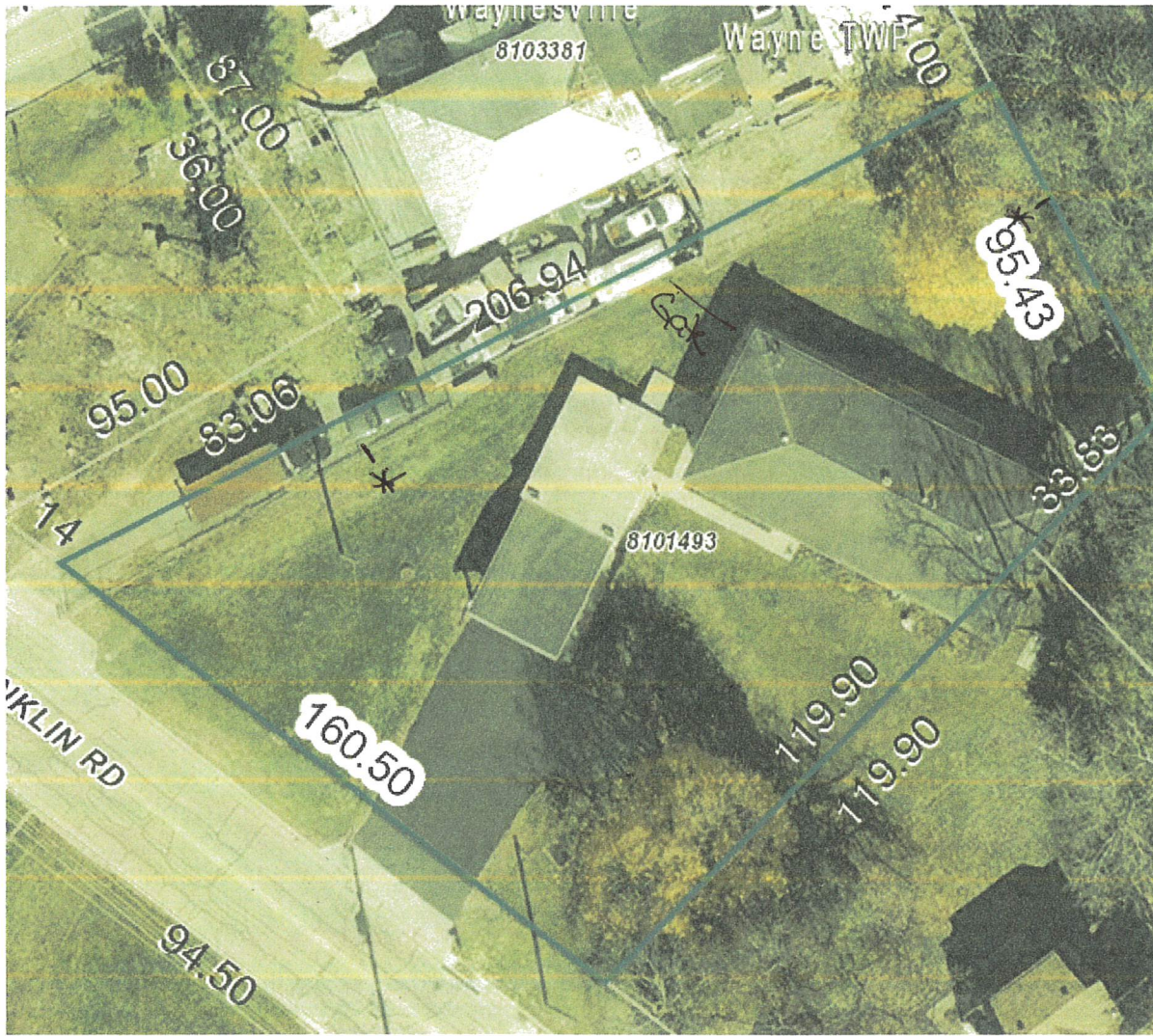
Date of Issuance: _____ Expiration Date: _____

Referred to Planning Commission/BZA: _____ Date: _____

Reviewed By: _____ Date: _____

Village Manager or designee

6' Privacy Fence



160 Franklin Rd.

Variance 6' Privacy Fence



