

# *Village of* **Waynesville**

## **BOARD OF ZONING APPEALS AGENDA**

Wednesday 8/24/2022– 5:30 pm

- I. Call to Order
- II. Roll Call
- III. Minutes from the June 21<sup>st</sup>, 2022 meeting
- IV. Old Business

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- V. New Business
  - 1. To consider a variance for 153.200 3(a) of a detached garage at 959 Creekview Dr.

### **153.200 ACCESSORY USES AND STRUCTURES**

(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) *Lot size two acres or less.* An accessory structure shall be no larger than 720 square feet, 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.

- VI. Adjourn

**BZA**  
**Board Minutes**  
**June 21, 2022**

- I. Meeting called to order 5:30pm
  
- II. Roll call:
  - a. Kelly Miller
  - b. Roger Butler
  - c. Jerry Clark
  - d. Kevin McNeeley
  - e. Judy Prickett
  - f. David Schrader
  
- III. Minutes from March 31, 2022 meeting
  - a. Motion to approve the minutes
    - i. Roger – 1<sup>st</sup>
    - ii. David – 2<sup>nd</sup>
    - iii. Vote:
      - 1. Roger – yes
      - 2. Kevin – yes
      - 3. Jerry – yes
      - 4. Kelly – yes
      - 5. Judy – yes
      - 6. David - yes

Motion approved

  
- IV. Old Business:
  - a. None
  
- V. New Business:
  - a. To consider a variance on the height of a fence past the front of the property at 825 Franklin Rd., 153.196
    - i. 153.196 FENCES AND HEDGES
      - 1. (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.
      - 2. Speaker for the property, Drake Rivera, 825 Franklin Rd
        - a. Powerpoint presentation – Roger asked that the speaker stick to the matter at hand with regard to the variance request as there

were many details not pertaining to the variance in the presentation.

b. Open discussion followed to consider the variance

c. Motion to approve the variance:

i. Roger – 1<sup>st</sup>

ii. Judy – 2<sup>nd</sup>

iii. Vote:

1. Roger – yes

2. David – abstained

3. Kevin – yes

4. Kelly – yes

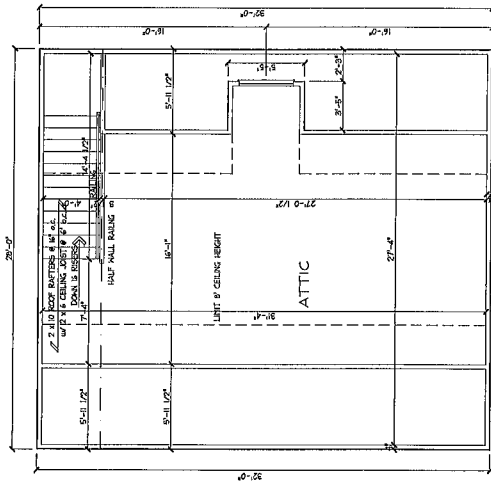
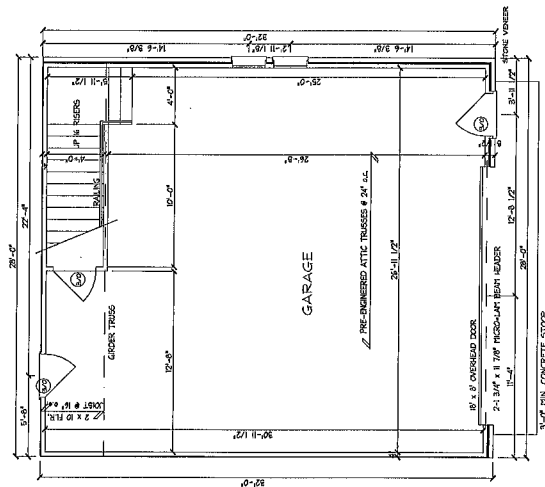
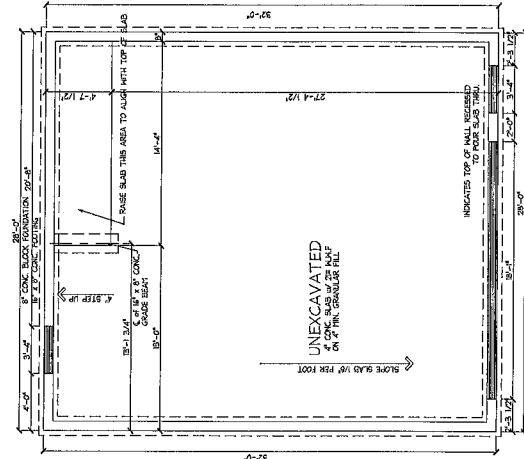
5. Judy – yes

6. Jerry – yes

7. Motion carried

VI. Motion adjourned: 5:47pm





FOUNDATION PLAN 1/4" = 1'-0"

NOTES:  
 1. PER STATE AND MINK'S 1/2" TO 1/2" AT THE END OF EACH FOOTING.  
 2. PER STATE AND MINK'S 1/2" TO 1/2" AT THE END OF EACH FOOTING.  
 3. PER STATE AND MINK'S 1/2" TO 1/2" AT THE END OF EACH FOOTING.  
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 8. PER STATE AND MINK'S 1/2" TO 1/2" AT THE END OF EACH FOOTING.  
 9. PER STATE AND MINK'S 1/2" TO 1/2" AT THE END OF EACH FOOTING.  
 10. PER STATE AND MINK'S 1/2" TO 1/2" AT THE END OF EACH FOOTING.

FIRST FLOOR PLAN 1/4" = 1'-0"

SECOND FLOOR PLAN 1/4" = 1'-0"

© 1977, NICK A. PETH, ALL RIGHTS RESERVED.  
 THESE PLANS ARE SOLELY OWNED BY NICK A. PETH, MILLER, INC., 1000 W. 10TH STREET, FORT NICOLET, MINN. 55003.  
 REPRODUCED WITHOUT WRITTEN CONSENT FROM NICK A. PETH, MILLER, INC.

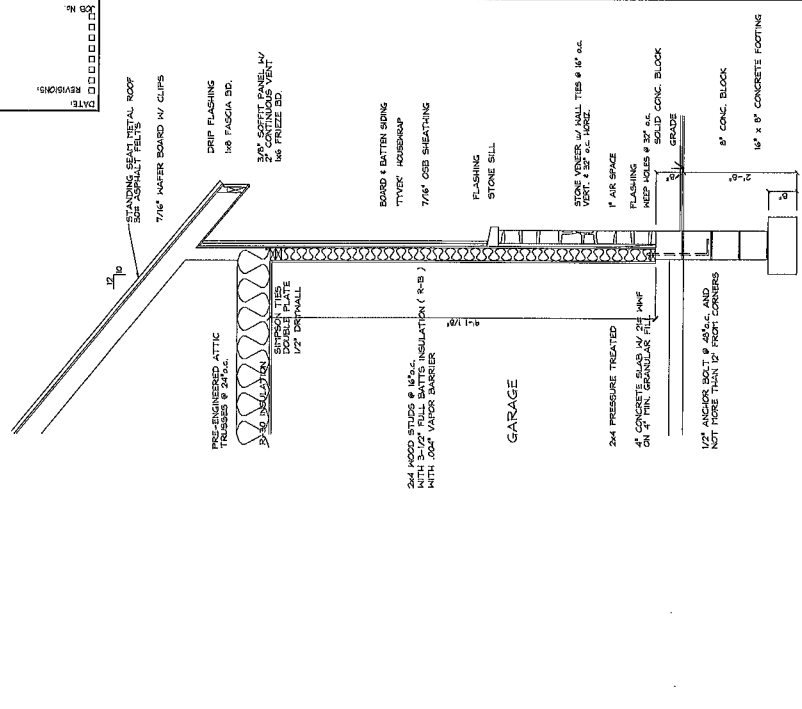
NICK A. PETH - BUILDER  
 MILLER, INC. - ARCHITECT

DATE: 07/12/2022  
 DRAWN: [Name]  
 DESIGNED: [Name]  
 CHECKED: [Name]  
 DATE: 07/12/2022

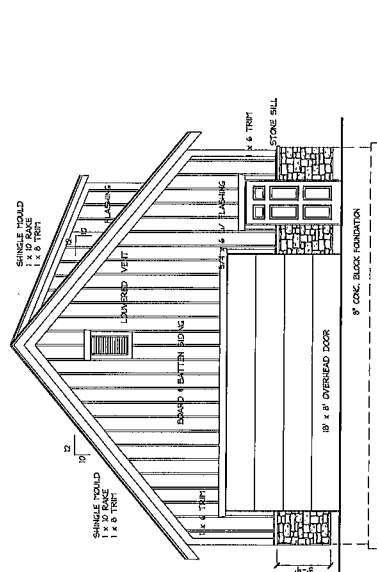
(513) 897-8712

SHEET NO. 23 OF 23

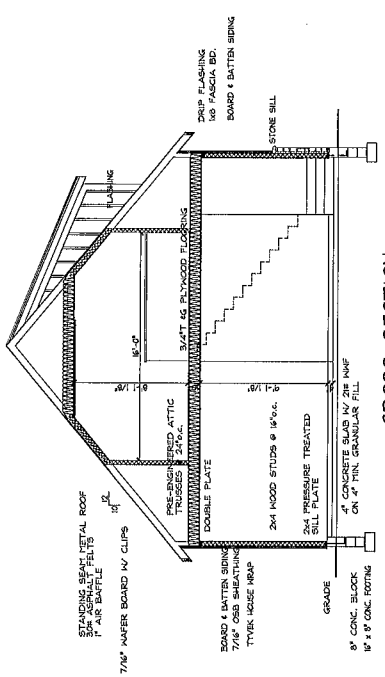
DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_



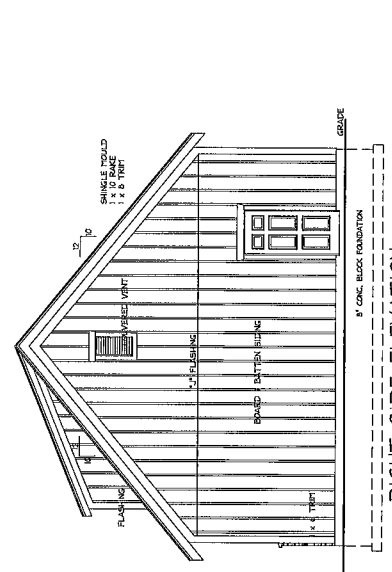
WALL SECTION 3/4" = 1'-0"



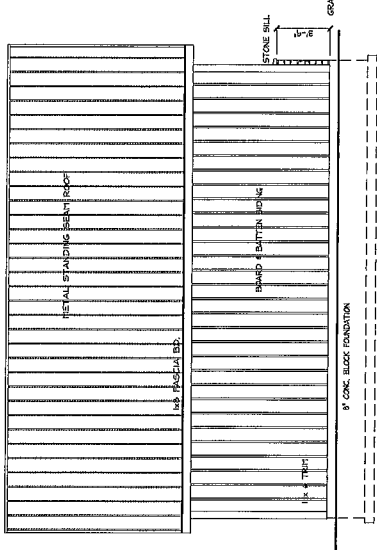
LEFT SIDE ELEVATION 1/4" = 1'-0"



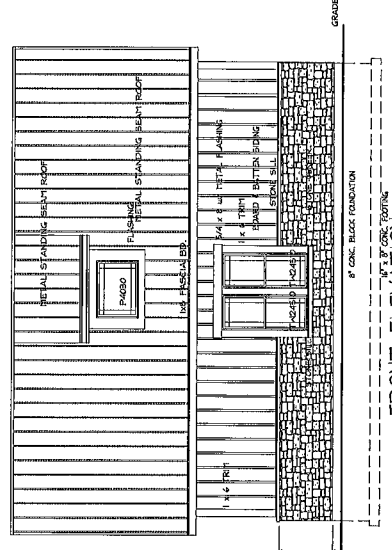
CROSS-SECTION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

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**NICK & PITH - BUILDERS**  
**WILSON HOMES**

1555 S. 72<sup>ND</sup> ST. #78  
 WILSON, WISCONSIN, 53090  
 (516) 897-6412

SCALE: 1/4" = 1'-0"  
 DRAWN: 07/2002  
 DESIGNED: \_\_\_\_\_  
 JOB NO: 103 GREENBUSH

33

SHEET NO.

OF

Receipt Number: \_\_\_\_\_

File: 21-1711

**Village of Waynesville, Ohio  
Zoning Permit Application**

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

Zoning Compliance Certificate: \_\_\_\_\_

Certificate of Occupancy: \_\_\_\_\_

Sign Permit: \_\_\_\_\_

Sidewalk, Curb, Gutter, or Driveway Construction Permit: \_\_\_\_\_

Fence Permit: \_\_\_\_\_

Street Tree Permit: \_\_\_\_\_

Horse Drawn Vehicle Permit: \_\_\_\_\_

Conditional Use Permit: \_\_\_\_\_

Variance Request: \_\_\_\_\_

Zoning Amendment:

Other: ADR 3 car detached garage

Nick A. Peth Builders, LLC

SAME

Applicant Name

Property Owner Name

P.O. Box 580

Waynesville OH 45068

SAME

Applicant Address

Property Owner Address

513-897-6412

SAME

Applicant Phone Number

Property Owner Phone Number

NICK.PETH@YAHOO.COM

SAME

Applicant E-Mail

Property Owner E-Mail

LOT 3 CU - 959 CREEKVIEW DRIVE, WAYNESVILLE OH 45068

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: \_\_\_\_\_ Paid: \_\_\_\_\_ Cash / Check

**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

07/21/2022

Action of the Zoning Officer:

Application Approved: \_\_\_\_\_ Application Denied / Revise and Resubmit: \_\_\_\_\_

Date of Issuance: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Reviewed By: \_\_\_\_\_  
Village Manager or designee



# 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 \_\_\_\_\_

BRYAN SHARP

Applicant Name

9480 COUNTRY PATH TR

Applicant Address

(937) 603-5006 MIAMISBURG, OH 45342

Applicant Phone Number

awcservices@aol.com

Applicant E-Mail

959 CREEKVIEW DR, WAYNESVILLE, OH 45068

BRYAN SHARP

Property Owner Name

959 CREEKVIEW DR

Property Owner Address

(937) 603-5006

Property Owner Phone Number

awcservices@aol.com

Property Owner E-Mail

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: 256.00 Paid: \_\_\_\_\_ Cash/Check# \_\_\_\_\_

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