**VILLAGE OF EVENDALE**

**BOARD OF ZONING APPEALS**

Minutes from the January 21, 2021 Regular Meeting

Municipal Building, 10500 Reading Road, Evendale, Ohio

Pursuant to written notice, the meeting of the Board of Zoning Appeals (BZA) was called to order by Chairman David Harwood at 6:00 pm on Thursday, January 21, 2021 in Council Chambers. In attendance were BZA Members Thomas Shanks, Doug Lohmeier, and David Bostrum. Supporting the BZA were Timothy Burke (Village Solicitor) and Andrew E. Rodney, AICP (Building, Planning, & Zoning Manager). Member Kevin Gorsuch was absent.

Those present recited the Pledge of Allegiance to the Flag of the United States of America.

Mr. Harwood read the Opening Statement.

Mr. Harwood reminded those present of their prior oath.

**OLD BUSINESS:**

1. PUBLIC HEARING – EDB20-16: Krista Ficke (Applicant), 3048 Stanwin Place. *Continued from the Regular Meeting of November 19, 2020.*

Applicant proposes to construct patio room and garage additions at 3048 Stanwin Place (Parcel #611-0080-0098) within a R, Residential zoning district. The Applicant is requesting the following Variances from Chapter 1246 of the Village Codified Ordinances:

Variance #1 – To reduce the rear yard setback along the north property line to 28 feet. Per Chapter 1246.07, the required rear yard setback is 35 feet. *Note: This Variance request was GRANTED by the Board of Zoning Appeals at its Regular Meeting of November 19, 2020. It will not be further considered.*

Variance #2 – To reduce the front yard setback along Stanwin Place to 38 feet. Per Chapter 1246.07, the required front yard setback is 50 feet.

Mr. Harwood summarized the status of the case, noting that Variance #2 is the only variance under review this evening.

Krista Ficke approached the Board.

Ms. Ficke thanked the Board for their time and acknowledged prior comments and feedback received from the Board and her neighbors. She noted the revised plan presented this evening includes adding the width of a single-car garage to the existing single-car garage and re-orienting the driveway to Stanwin Road. Ms. Ficke referenced materials distributed to the Board prior to the meeting. She noted the plan will be functional having the garage near the front door but also aesthetically pleasing. Ms. Ficke noted the plan to bump out the master bedroom wall an additional 12 feet for a master bathroom.

Mr. Shanks requested clarification regarding the materials provided this evening versus those included in the Board packet.

Ms. Ficke responded by noting emails and letters of support from several neighbors. She noted the limitations for development on a corner lot as compared to an interior lot. Ms. Ficke stated her intention to improve the aesthetics of the home by adding new living spaces and replacing siding and roofing materials. She noted these improvements were consistent with other similar improvements in the neighborhood. Ms. Ficke stated to date she has invested approximately $40,000 in improvements to the interior of the home. She stated a desire to now improve the exterior to match the interior. Ms. Ficke reported exploration for a two-car detached garage, but decided against that plan because the garage would be on the opposite side of the home from the front door, would block the view from the master bedroom window, and the neighbors expressed a desire not to have a detached garage. She concluded by stating the new 12-foot variance request is needed to create a two-car garage which will improve current use of the property, improve resale value, and be on-trend with other property improvements in the neighborhood.

Mr. Shanks asked for clarification regarding the site plan in the Board packet.

Ms. Ficke responded the measurements on the site plan reflect distances from the curb. She referenced prior conversations with Mr. Rodney. Ms. Ficke stated the edge of the existing garage is exactly 50 feet from the property line along Stanwin Drive.

Mr. Lohmeier asked if there is 10 feet of right-of-way between the curb and the property line.

Mr. Rodney responded in the affirmative.

Mr. Shanks asked for clarification of the proposed additions relative to the drawings in the Board packet.

Ms. Ficke clarified the drawing includes the garage and master bedroom additions.

Jeff Ficke approached the Board.

Mr. Ficke further clarified the additions are needed to make the two-car garage aesthetically pleasing. He noted moving of interior rooms to accommodate the new design.

Mr. Shanks noted the proposed changes will enhance the quality of the property.

Ms. Ficke stated the new plan reflects the feedback received and is an improvement over the previous plan.

Mr. Lohmeier requested comments from Bill Dobberstein of 3030 Stanwin Place.

Mr. Dobberstein responded that he and his wife spend the majority of their time in the room that faces east toward the subject property. He stated his concern with anything that would impede their view. Mr. Dobberstein also expressed concern with setting a precedent that approving such a variance would have on future requests. He stated the additional 12 feet of structure will impact the view.

Bridgett Hoffman of 9755 Otterbein Road approached the Board.

Mr. Harwood swore-in the witness.

Ms. Hoffman noted her property to the north of the subject property included a small home at the time of purchase that was demolished in 2016 to construct a new home. She stated a familiarity with the neighborhood and its progression. Ms. Hoffman stated no concern with either variance.

Mr. Lohmeier stated the granting of variances can set a precedent. He noted his satisfaction with the Applicant’s response to the prior comments received as depicted in the revised plan. Mr. Lohmeier stated the Dobbersteins will likely not notice the additions given their home is at a higher elevation than the subject property. He stated the proposed additions would be an improvement to the property and neighborhood.

Mr. Ficke noted the existing shed would be relocated away from the house and repainted to match. He stated the fence would also be removed.

Mr. Shanks stated that granting the variance would be a significant decision.

Mr. Lohmeier stated his desire to grant the variance given the ten (10) feet of lawn in the right-of-way behind the curb will provide additional visual distance.

Mr. Ficke stated his appreciation that new construction is required to incorporate a two-car garage, but stated difficulty for existing properties on corner lots to do the same without a detached garage or a similar variance.

Mr. Lohmeier agreed given the other three properties on the corner have only a single-car garage.

Mr. Harwood noted the other three properties are also non-conforming for at least one building setback distance.

Mr. Dobberstein stated his support for the rear setback variance along the north property line, but reiterated opposition to reducing the front setback along Stanwin Drive.

Mr. Lohmeier noted that similar requests in the future would also come before the Board for review.

Mr. Harwood noted his frequent recent visits to the property while walking the neighborhood. He stated his desire to grant the variance; seeing the proposal as a net improvement to the property.

Mr. Lohmeier asked if the addition will be siding.

Mr. Ficke responded in the affirmative, but noted decisions on exterior materials have yet to be finalized. He stated the final result may be some brick and some siding, or all siding. Mr. Ficke reiterated the commitment to enhance the home in a manner consistent with the neighborhood.

Mr. Bostrum asked if there was a neighborhood homeowner’s association.

Mr. Ficke responded in the negative.

Motion by Mr. Lohmeier was seconded by Mr. Shanks to grant Variance #2. There was no further discussion. The motion passed by a 4-0 voice vote.

**NEW BUSINESS:**

There was no New Business to discuss.

**INternal Business:**

1. Approval of the minutes from the Special Meeting of January 7, 2020.

Motion by Mr. Shanks was seconded by Mr. Lohmeier to approve the meeting minutes as submitted. There was no discussion. The motion passed by a 4-0 voice vote.

**Communications:**

There were no communications shared with the Board.

Motion by Mr. Lohmeier was seconded by Mr. Shanks to adjourn the meeting. There was no discussion. The motion passed by a 4-0 voice vote.

The meeting adjourned at 6:34pm.

Attest:

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David Harwood, Chairman

Board of Zoning Appeals

Meeting Minutes prepared by Andrew E. Rodney, AICP, Building, Planning, & Zoning Manager.