

**Village of Evendale**

**Board of Zoning Appeals**

**Evendale Municipal Building**

**10500 Reading Road, Evendale, OH 45241**

**Thursday, November 19, 2020**

**6:00 P.M.**

**\*\*\*COVID-19 SOCIAL DISTANCE RESTRICTIONS IN PLACE. FACEMASKS ARE MANDATORY TO ATTEND.\*\*\***

**REGULAR MEETING**

1. Pledge of Allegiance to the United States of America.
2. Reading of the Opening Statement.
3. Swearing-in of Witnesses.

**OLD BUSINESS:**

1. None.

**NEW BUSINESS:**

1. PUBLIC HEARING – EDB20-16: Krista Ficke (Applicant), 3048 Stanwin Place.

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.

Variance #2 – To reduce the front yard setback along Stanwin Place to 25 feet. Per Chapter 1246.07, the required front yard setback is 50 feet.

1. PUBLIC HEARING – EDB20-17: Dana Randolph (Applicant), 9840 Winnebago Trail.

Applicant proposes to place a detached storage shed at the southern end of the driveway at 9840 Winnebago Trail (Parcel #611-0020-0314) within a R, Residential zoning district. The Applicant is requesting the following Variance from Chapter 1266 of the Village Codified Ordinances:

Variance #1 – To permit a detached storage shed in the front yard along Cooper Road. Per Schedule 1266.04(A), detached storage sheds are only permitted in the rear yard.

1. PUBLIC HEARING – EDB20-20: Jessica Hagen (Applicant), 3225 Lamarc Trail.

Applicant proposes to construct a deck in the rear yard at 3225 Lamarc Trail (Parcel #611-0080-0272) in an R, Residential zoning district. The Applicant is requesting the following Variance from Chapter 1246 of the Village Codified Ordinances:

Variance #1 – To reduce the required rear yard setback along the west property line to 31.5 feet. Per Schedule 1246.07, the required rear yard setback is 35 feet.

**INTERNAL BUSINESS:**

1. Approval of the minutes from the meeting of September 17, 2020.
2. Communications.
   1. Recognize Rhett McGregor for his four (4) years of service on the Board of Zoning Appeals.
   2. Introduce David Bostrom and Kevin Gorsuch as candidate members of the Board of Zoning Appeals.
   3. Next scheduled meeting date is Thursday, December 17, 2020.

David Harwood, Chairman

Zoning Board of Appeals

Village of Evendale

Large type copies and other accommodations are available upon request. Please contact the Building Department at 956-2665 for assistance.