



AGENDA

Board of Zoning Appeals
7:30 p.m. Wednesday, April 16, 2014
Tipp City Government Center
260 South Garber Drive
Tipp City, Ohio 45371

1.	Call to Order - Roll Call
2.	Approval of Minutes – March 19, 2014
3.	Citizens Comments on Items Not on the Agenda
4.	Administration of Oath
5.	Chairman’s Introduction
6.	<p>New Business</p> <p>A. Case No. 05-14: Lawrence and Sandra Welti, 25 N. Fourth Street, Inlot 4034- The applicant request the following:</p> <ol style="list-style-type: none"> 1. A variance of 0.5' to the maximum height of 3.5' for fences, walls, and hedges in any front or corner side yard as noted in Code § 154.059(D)(13)(e)(1). 2. A variance of 2' to the minimum setback of 3' for fences, walls, and hedges in any front or corner side yard as noted in Code § 154.059(D)(13)(f)(1). 3. A variance to Code § 154.059(D)(9) to allow for the placement of a patio (courtyard) in a front yard rather than a side or rear yard. 4. A variance to Code § 154.059(D)(9) to allow for the placement of a patio (courtyard) closer than 3 feet to an adjacent property line. 5. A variance of 1.5' to Code § 154.059(D)(9) to the minimum screening height of 4' to allow for the placement of a courtyard/patio area that is closer than 8 feet to an adjacent property line, that would be screened by an evergreen hedge or fence 2.5' in height. 6. A variance to Code § 154.059(D)(13)(f)(5) to allow for the placement of a fence, wall, or hedge in a front yard that is 100% opaque rather than 50% opaque when viewing the primary face of the fence or wall, and shall be constructed so as to provide a ratio of solid portion to open portion not to exceed 1 to 1. <p>Zoning District: R-2/LD - Urban Residential/Legacy Overlay Zoning District Zoning Code Section(s): § 154.059(D)(9), § 154.059(D)(13)</p> <p>B. Case No. 06-14: Suzanne Mosier – Up North Construction for Clayton Callahan – owner, 1945 Cider Mill Way - Inlot 3782 – Applicant requests a variance of 0.67' (8.04") to the required side setback of 7.5' noted in Ordinance 33-03 for primary structures within the Curry Branch Subdivision – Phase 2.</p> <p>Zoning District: PR – Planned Residential Zoning District Zoning Code Section(s): Ordinance 33-03 – Curry Branch Subdivision – Phase 2</p> <p>C. Case No. 07-14: Jeen Snell, 1240 Hermosa Drive, Troy - Inlot 3874 – The applicant requests a variance of 13.5' to the required rear setback of 25' noted in Ordinance 09-04 for primary Zero Lot Line structures within the Rosewood Creek Subdivision – Phase 1.</p> <p>Zoning District: PR – Planned Residential Zoning District Zoning Code Section(s): Ordinance 09-04 – Rosewood Creek Subdivision – Phase 1</p>
7.	Old Business

8.	Miscellaneous Business
9.	Adjournment

***** The next regularly scheduled meeting will be held on Wednesday, May 21, 2014. All applications must be submitted by Monday, May 5, 2014.***