

September 22, 2020

Due to the Covid-19 outbreak and Ohio's stay-at-home order, the Tipp City Restoration and Architectural Board of Review held its September 22, 2020 regular Board Meeting using Zoom, a remote meeting platform. City Planner/Zoning Administrator Colin Carville and Board Secretary Laura Tobias were physically present at the Tipp City Government Center. Chairman Lauryn Bayliff, Vice Chairman Ralph Brown, Heather Wendel, Lisa Lawson, and Gregory Kussman all dialed in using the Zoom system.

Other participants who dialed in to the meeting include: Tabitha Bundredth and Eric Boyd.

Chairman Lauryn Bayliff called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, September 22, 2020 at 7:31 p.m.

Absence

Due to the circumstances of the Covid-19 situation and the virtual meeting, Mr. Brown **moved to excuse April Group from the meeting**, seconded by Ms. Lawson and unanimously approved. **Motion carried.**

Minutes

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Wendel **moved to approve the August 25, 2020 meeting minutes as written**, seconded by Mr. Brown. **Motion carried.** Ayes: Wendel, Brown, Bayliff, Lawson, Kussman. Nays: None.

Chairman's Introduction

Chairman Bayliff explained Board procedure to all present to include the order of business; the appeal process; citizens wishing to speak for or against a request; and the acquisition of all required permits upon any approval.

Citizens Comments Not on the Agenda

There were none.

New Business

Tabitha Bundredth & Eric Boyd -16 N. Third Street - Lot: Pt IL 45 – The applicant seeks an approved Certificate of Appropriateness for the installation of a shed (accessory structure) at the single-family home located at 16 N. Third Street.

Zoning District: CC/RA – Community Center/Old Tippecanoe City Restoration and Architectural District
Zoning Code Section(s): § 154.05 (C)

Mr. Carville explained the applicant seeks approval from the Restoration & Architectural Board of Review for a 11' x 12' x 13' shed (accessory structure). The proposed shed will be located in the rear yard behind an existing fence. It will be a handmade structure that will match the siding on the home and will mirror a similar shed in the neighborhood. The applicant plans to remove a tree and this shed will serve as privacy and basic storage.

Mr. Carville said the shed will mirror one shown on Attachment "B". It is located two houses down the street and is also in the Historic District. The siding on the shed in Attachment "B" is vertical, however the proposed shed will have horizontal siding that will match the home.

Mr. Carville noted the shed would not block any line of sight when exiting the alley. The alley is one-way and flows to Third Street.

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Mr. Carville included the regulations on accessory structures in the staff report.

Excerpts from the Design Manual on Accessory Structures

Accessory Structures

Accessory structures include garages, carriage houses, springhouses, smokehouses, greenhouses, gazebos, and other structures of the like. They provide functional space while adding to the historical character of the property. Accessory buildings should complement the primary building or the site. Restoration District standards for accessory buildings are the same as those required for primary buildings.

A COA shall be required for the construction of any accessory structure.

Standards and Guidelines for Accessory Structures

- 1) The accessory structure should be subordinate to the primary building. It should not “overshadow” or “outshine” the main building.
- 2) The architectural style and materials of any accessory building should generally be compatible with the principal building as should the roof type and roof slope. A flat roof should not be used, for example, on a garage behind a house with a steeply pitched gable roof.
- 3) An accessory use shall not be permitted where there is no principal building on the same lot.
- 4) Accessory structures and uses shall be required to comply with Section 154.06 of the Tipp City Zoning Code and may be subject to additional zoning or building permit requirements.

Tabitha Bundenal from 16 N. Third Street stated she didn’t have any information to add.

Ms. Bayliff asked what the doors on the shed would look like. Ms. Bundenal said the shed would have double doors that would open into the back yard, facing North on the property.

Chairman Bayliff asked for discussion. Being no further discussion, Ms. Lawson **moved to approve the Certificate of Appropriateness as presented**, seconded by Mr. Brown. **Motion carried.** Ayes: Lawson, Brown, Kussman, Wendel, Bayliff. Nays: None.

Ms. Bundenal asked if she needed to come to the office for a permit. Mr. Carville explained she will need an accessory structure permit, which costs \$40.

Ms. Bundenal also asked about replacing her fence, which is being replaced as the exact same size and material, in the same location. Mr. Carville said as long as it is replaced like for like, no permit is needed.

