

Oakwood, Dayton, Ohio

April 9, 2009

The Zoning Board of Appeals met in session this date at 4:30 o'clock p.m., in the council chambers of the City of Oakwood, 30 Park Avenue, Dayton, Ohio-45419. The Chair, Mr. Kip Bohachek, presided and the Recording Secretary, Mrs. Cathy Gibson, recorded.

Upon call of the roll, the following members of the board responded to their names:

MR. KIP BOHACHEK.....PRESENT
MRS. SHARON KILLWORTH.....PRESENT
MR. ROB STEPHENS.....PRESENT
MR. DAN DEITZ.....PRESENT
MRS. JANE G. VOISARD.....PRESENT

The following officers of the city were present:

Mr. Jay A. Weiskircher, Assistant City Manager
Mr. Dave Bunting, City Inspector

The following visitors registered:

Justin Hennessey, Champion
Tony King, Champion
Joan Albrecht, 100 Hilltop
Ann Anzalone & Barry Bentley, 116 Hilltop
Howard & Kay Honious, 2523 Roanoke
Marianna Mayer, 2511 Roanoke
Ken Bitter, 207 Wonderly
Walt Fenstermacher, 209 Hilltop

It was moved by Mr. Deitz and seconded by Mrs. Voisard that the minutes of the meeting held January 8, 2009 be approved as submitted and the reading thereof be dispensed with at this hearing. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Bohachek reviewed the meeting procedure with the audience.

Application #09-2, the request by Ann Anzalone to vary the rear yard setback for a patio room addition at 116 Hilltop was presented. Ms. Anzalone explained she has lived in the home since 1977 and during last fall's wind storm, several trees were blown down which made the unsightly patio more obvious. She would like to install a three season glass room with door access from the garage. Ms. Anzalone submitted several letters of support from neighbors, proposed landscaping plan and pictures. She is aware of concerns that this will not look like other homes on the street, however, referenced a nearby home that has a side porch. Ms. Anzalone reviewed the concern about the requested variance and noted another home in the area had a fence variance. She submitted photos from Champion of how the room would look. The board reviewed the information presented.

Mrs. Killworth asked about the remaining portion of the patio. Ms. Anzalone explained the glass room will cover part of the patio with the remainder to still be used as a patio. Mr. Stephens questioned removal of some of the concrete. A representative of Champion explained they need to install footers for the patio room addition. Mr. Bohachek noted it will be constructed from aluminum and glass and questioned the roof material. A representative from Champion indicated they will use shingles to match the home and garage, probably an 8-12 roof pitch. Mr. Bohachek noted that the garage roof is 10-12 pitch. Mr. Stephens asked about the existing retaining wall. Ms. Anzalone explained they will do some touch up on the wall itself and then screen around it. Mr. Stephens wondered if a new roof was installed last fall since the top shingles near the front corner need some attention. Ms. Anzalone had contacted Dahm roofing and will let them know. Mr. Bohachek asked if there are any elevation drawings of the patio room in comparison to the house. A representative from Champion responded no. Mrs. Killworth questioned the roof line with the garage. Ms. Anzalone explained the room will be centered on that

garage wall, a foot on each side. Mr. Stephens asked if they'd consider framing with wood rather than aluminum siding. Ms. Anzalone explained they want it as open as possible, thus the use of windows.

Mr. Bohachek opened the hearing for comment.

Mr. Bentley, 116 Hilltop, explained another concern relates to how dark that area is so he plans to install a motion sensor light for added security which is an added value to the project.

Mr. Fenstermacher, 209 Hilltop, expressed support for the project on this relatively modern home, believes the patio room will fit and will help enhance the neighborhood.

Mrs. Albrecht, 100 Hilltop, resides next door and believes this will be an improvement to the property; she looks into that area from her breakfast nook.

Mrs. Kay Honious, 2523 Roanoke, doesn't see anything detrimental or upsetting to the neighborhood and they have lived there a long time.

Mr. Howard Honious, 2523 Roanoke, expressed his support for the proposal.

There being no other comments, the hearing was closed and the board deliberated. Concerns were raised regarding potential future owner's use of the patio room for year-round, converting the garage, use of materials, roof pitch, architectural compatibility, etc.

Mr. Bohachek asked why they couldn't match the 10-12 pitch roof. A representative from Champion indicated although they use a standard aluminum piece, they can provide different engineering and roof pitch. Mr. Bohachek referenced major concerns relating to lack of architectural compatibility and no elevation drawings.

It was moved by Mrs. Voisard and seconded by Mrs. Killworth that application #09-2, the request by Ann Anzalone to vary the rear yard setback for a patio room addition at 116 Hilltop Avenue, and known as lot #1851, be tabled pending submission of additional information on the roof pitch, elevation drawings and architectural details. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Bohachek asked if they could provide the information for the May 14 meeting. A representative from Champion asked what else they need. Mrs. Voisard asked for information on the height of the glass panels. Mr. Stephens suggested the patio room match the home. Mr. Bohachek asked that drawings show specifics as to roof, overhang, etc. Mr. Weiskircher asked that staff receive the information approximately a week before the meeting. Mr. Bohachek extended thanks to everyone for attending.

Mr. Weiskircher provided an update on Sugar Camp/Pointe Oakwood. He reviewed model renderings of the proposed single-family home along Far Hills and the villa duplexes. He noted the city will be bidding the road project to the soccer fields in the near future. Discussion ensued in regard to the project.

The Board of Zoning Appeals adjourned. The public meeting concluded at 5:25 p.m.

CHAIR

ATTEST:

RECORDING SECRETARY