

Oakwood, Ohio
September 10, 2015

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, Oakwood, Ohio 45419. The Co-Chair, Mr. Dan Deitz, presided and the Recording Secretary, Ms. Lori Stacel recorded.

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

MR. KIP BOHACHEK	ABSENT
MR. DAN DEITZ.....	PRESENT
MR. GREG LAUTERBACH	PRESENT
MR. KEVIN HILL	PRESENT
MRS. LINDA WEPRIN	PRESENT

The following officers of the city were present:

Mr. Jay A. Weiskircher, Assistant City Manager
Mr. Robert F. Jacques, City Attorney
Mr. Ethan M. Kroger, Code Enforcement Officer
Ms. Lori Stacel, Clerk of Council

The following visitors registered:

Erik Greathouse, 509 Volusia Avenue

Mr. Deitz moved to excuse the absence of Mr. Bohachek. The motion was seconded by Mr. Hill.

Mr. Deitz asked the members of the Board if any discussion was warranted regarding the minutes from the August 13, 2015 meeting which was slated for approval. There being no further discussion, Mr. Hill moved that the minutes from the August 13, 2015 meeting be approved. Mrs. Weprin seconded the motion and it was so ordered.

Mr. Deitz reviewed the meeting procedure with all in attendance.

Application #15-4, a request by Erik Greathouse to vary the side yard setback for a porch addition, was introduced.

Mr. Deitz opened the public hearing.

Mrs. Sarah Greathouse, property owner at 509 Volusia Avenue, shared that she has always wanted a porch and now was a good time to increase the aesthetic value of the house since the pergola and balcony were falling off. The patio has already been poured, which was mirrored off of what was previously there and all permits were secured.

Mr. Lauterbach asked where the pergola was located.

Mrs. Greathouse responded that the pergola is in front of the balcony and goes to the edge of the patio.

Mr. Hill inquired about the gable on the front elevation drawing.

Mr. Matt Jones, Contractor for 509 Volusia Avenue, shared that the gable is 4 foot back and is flat behind that.

Mr. Lauterbach asked if there was anything dictating the dimensions on the roof.

Mrs. Greathouse shared that overall the house is asymmetrical and she was interested in a symmetrical look. She felt having a flat roof would look awkward.

Mr. Hill said that the plans show the existing windows, doors and balcony shows non-divided lite units and asked if that is what they were planning to use.

Mr. Jones answered that they wouldn't use non-divided lite units if that was requested by the Board.

Mr. Lauterbach noted that the drawing shows horizontal siding where vertical siding currently exists and asked if there are plans to re-do the siding.

Mrs. Greathouse indicated there are no plans to re-do the siding.

Mr. Jones noted that this was an oversight on the drawings that were presented to the Board.

Mrs. Weprin asked what the distance is from the front door to the edge of the patio.

Mrs. Greathouse answered that it is 5-7" and will not change from what it currently is.

Mr. Hill asked Mr. Weiskircher if the concrete work has any type of encroachment issues.

Mr. Weiskircher answered no.

Mr. Lauterbach asked the Mr. and Mrs. Greathouse if they have talked with their neighbors about the project.

Mrs. Greathouse shared that they have talked with their neighbors and they are excited about the project.

There being no further public testimony offered, the public hearing was closed and the Board of Zoning Appeals began its deliberations.

Mr. Hill shared that in his personal opinion, the columns have ABBA, which is odd and not his preference because, in his opinion there are better options.

Therefore, it was moved by Mr. Hill and seconded by Mr. Lauterbach that application #15-4, the request to vary the side yard setback for a proposed front porch addition at 509 Volusia Avenue, be approved with the condition that the applicants use simulated divided lites, and that all materials are executed as mentioned in the plans provided. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

There being no further business, the meeting concluded at 4:54 p.m.


 CHAIR

ATTEST:


 RECORDING SECRETARY