

Oakwood, Dayton, Ohio

November 13, 2008

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 officer of the city was present:

Mr. Jay A. Weiskircher, Assistant City Manager

The following visitors were in attendance:

Steve Flelry, Centerville
Tom Wild, 126 W. Dixon Avenue

It was moved by Mr. Deitz and seconded by Ms. Voisard that the minutes of the meeting held June 12, 2008 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, the same passed unanimously and it was so ordered.

Mr. Bohachek reviewed the meeting procedure with the audience.

Application #08-7, the request by Tom and Maura Wild to vary the front yard setback for a roof extension over the patio; vary the east side yard setback for a cantilevered second floor addition and overhang; and vary the east side yard for the installation of a condenser unit at 126 W. Dixon was presented. Mr. Wild explained during the recent wind storm, his home was hit by two trees which cracked the roof. He has enough insurance money to fix the roof and install an addition. Mr. Bohachek asked if the photos and elevation drawings are accurate. Mr. Wild concurred. Mr. Flelry, designer, indicated this home was built in 1955 and the roof problems consisted of seven layers of board material which is usually used for siding, leaks, energy loss, concern with support beams and safety of workers. He drew up plans which included an addition and roof improvements, and met with Mr. Bunting. After the meeting and the drawings were finished, he learned the proposal included several variance issues, but for an additional 20% over their insurance they could add onto the home for more space since Mrs. Wild is pregnant and the house needs updated. Mr. Bohachek asked if the front setback for the open porch is a result of the roof extension. Mr. Flelry agreed. Mr. Bohachek asked about the second floor cantilever. Mr. Flelry explained that is the area where he will enlarge the bedroom. Mr. Stephens asked if the front retaining wall will remain. Mr. Flelry explained it will be moved and repositioned to include a patio, smaller wall and rebuilt steps. Mr. Stephens asked about the existing chimney to the east. Mr. Flelry explained they plan to change the fireplace from wood burning to gas so the chimney will be removed. Mr. Stephens noted the plans state new vinyl or cedar siding will be installed and the roof will be shingled. Mr. Flelry concurred. Mr. Bohachek asked if the condenser location is to avoid a long run to the existing unit on the west side. Mr. Flelry agreed noting that a new furnace is planned for the east side of the house. Mr. Stephens noted the condenser won't be visible from the neighbors. Mr. Flelry reiterated he was not aware of the needed variances when he drew up the proposed plans and since the house is not the "prettiest" in the block, he is trying to improve the appearance. There being no one in the audience, the public hearing was closed.

The board reviewed the plans. Ms. Voisard expressed concern with the lack of windows on the east side, and her preference for a different pitch roof. Mr. Bohachek agreed since nothing breaks up the east elevation. Mr. Flehry indicated he could raise the roof a bit and still comply with the 35' height requirement so as to add windows. Mr. Stephens noted a greater roof pitch is best in the long run for the roof life. Mr. Flehry explained the two front roofs are structurally sound; he is changing the slope on the addition. Discussion ensued in regard to slopes of the various roof areas, need for windows on the east, etc. Mr. Deitz asked if the siding will be vinyl or cedar. Mr. Flehry explained plans to use an upgraded vinyl that has the appearance of cedar. Ms. Voisard expressed concern with the "waviness" in long runs of vinyl siding. Mr. Bohachek has greater concern with the lack of windows, but agrees a cement fiber board would be a nice alternative to the vinyl siding. Ms. Voisard asked that in the future floor plans be included with the packet of materials provided by staff. Mr. Flehry asked if there is a regulation on the books that prohibits vinyl siding. Mr. Deitz responded no and explained stipulations can be added as part of the variance process. Mr. Weiskircher concurred and asked about timing. Mr. Wild had hoped to start as soon as possible due to the leaking and deficient roof and in advance of the baby's spring arrival. Mr. Flehry indicated his crew can have the addition roughed in the next few weeks. Mr. Weiskircher indicated the board could approve with stipulations and require review of amended plans. Mr. Stephens wondered how long the designer would need to rework the plans to include windows on the east. Mr. Flehry indicated over the weekend.

Therefore, it was moved by Mrs. Killworth and seconded by Mr. Stephens that application #08-7, the request by Tom and Maura Wild to vary the front yard setback for a roof extension over the patio; vary the side yard setback for a cantilevered second floor addition and overhang; and vary the side yard for the installation of a condenser unit at 126 W. Dixon Avenue and known as pt lot 94, be tabled until Monday, November 17, 2008 at 4:30 for review of amended plans. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Weiskircher asked if any members were interested in attending the upcoming Planning and Zoning Workshop scheduled for December 5, 2008 to which three members concurred.

The Board of Zoning Appeals adjourned. The public meeting concluded at 5:10 p.m.

CHAIR

ATTEST:

RECORDING SECRETARY