

Oakwood, Dayton, Ohio  
February 11, 2010

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. DAN DEITZ..... PRESENT  
MRS. JANE G. VOISARD ..... PRESENT  
MR. GREG LAUTERBACH ..... PRESENT

The following officer of the city was present:

Mr. Dave Bunting, City Inspector

The following visitors were in attendance:

Bob Jahn, 233 Beverly Place  
Harvey Lehrner, 126 E. Schantz Avenue

Mr. Bohachek welcomed newest member Mr. Greg Lauterbach to the Board. He indicated the next item of business relates to elections for chair and vice chair.

It was moved by Mrs. Killworth and seconded by Mr. Deitz that Mr. Bohachek remain Chair. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

It was moved by Mr. Bohachek and seconded by Mrs. Voisard that Mrs. Killworth remain Vice Chair. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

It was moved by Mrs. Killworth and seconded by Mrs. Voisard that the minutes of the meeting held December 10, 2010 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.

Application #10-1, the request by Larry Hyatt to vary the rear yard setback for an addition at 218 Rubicon was presented. Mr. Jahn explained he is representing his son who is the contractor on the project and reviewed the two story addition. He noted the materials will match the home, i.e., siding on the lower part, cedar shingles on the upper part and then the entire residence will be re-roofed. He added the same style/period and materials will match the existing home. Mr. Bohachek questioned the rear setback and variance. Mr. Bunting explained 35' is required and only 23' will remain. Mrs. Voisard asked about floor plan drawings to determine whether the addition could be at the side rather than the rear. Mr. Jahn had no other drawings but explained the downstairs plan is for a large family room off the kitchen and based on roof angles, the rear works better. Mr. Bohachek asked if the second floor is for a master suite. Mr. Jahn concurred since the home has small bedrooms. Mr. Deitz indicated it's difficult to visualize since there are no exterior elevations. Mr. Lauterbach questioned whether there will be vaulted ceilings.

Mr. Harvey Lehrner, 126 E. Schantz, explained his home is the first off the alley and he was interested in the plans. The board reviewed the plans with the neighbor. Mr. Lehrner noted this doesn't appear to be a large expansion nor will it change the view from either neighbor since this is a private yard area. He didn't see any concern based on a quick look at the plans. There being no other comments, the public hearing was closed.

The board discussed the need for more information and drawings relating to the elevations and floor plan. Mr. Lauterbach asked if the addition will be built on a crawl space. Mr. Jahn concurred. Mrs. Voisard wondered when they plan to start. Mr. Jahn responded soon due to the owner's schedule. Mrs. Voisard asked that the construction drawings be submitted for their review. Mr. Bohachek suggested the matter be tabled until next week when they could review drawings.

Therefore, it was moved by Mrs. Voisard and seconded by Mr. Bohachek that application #10-1, the request by Larry Hyatt to vary the rear yard setback for an addition at 218 Rubicon Road, and known as lot #129, pt 128, be tabled pending the submission of additional details and drawings. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

The Board agreed to reconvene on Thursday, February 18, at 4:30 p.m. Mrs. Voisard asked that the information be submitted to staff in advance and that in the future all applications include more details.

The Board of Zoning Appeals adjourned. The public meeting concluded at 4:56 p.m.

---

CHAIR

ATTEST:

---

RECORDING SECRETARY