

Board of Zoning Appeals

March 24, 2022

Mr. Blomer called the meeting to order and announced the matters before the Board at 7:00 p.m.

Members present: Adam Paul
 Michael Blomer
 Holly Roush
 Brandon Roark
 Mark Wernery

Mr. Blomer explained the procedures and guidelines the Board would use to reach a decision during the course of the hearing. Mr. Blomer asked any persons wishing to offer testimony or speak during the hearing, to raise their right hand; an oath was administered.

Zoning Administrator, Ms. Lindsey Gehring, presented the staff report for the variance request this evening. The subject property is located at 5279 Venetian Way, Morrow, OH 45152. The property owners and applicants are Ronny and Paula Alldredge. Legal Notice was published in *The Pulse Journal* on Sunday, March 13, 2022, as well as being sent out to all neighboring property owners within 200 feet. The current zoning of this property and surrounding properties is R-4 Urban Residence Zone. Hamilton Township Zoning Code, Section 4.9.5.M provides the criteria for porches and decks. Table 6-1 within our Zoning Code does show that the minimum rear yard setback for the R-4 zoning district is 30 feet. The applicant is proposing to build two decks. The upper deck is 28 feet by 12 feet and will sit flush with the rear and side of the home. Cascading steps lead to the lower deck, which will be 19 feet by 10 feet and is the portion that encroaches into the setback distance.

Mr. Blomer invited the applicant to speak.

Mr. Ronny Alldredge provided a summary of the project. They purchased the home a year ago and the current deck is detaching from the home and sinking. This was a DIY project by the previous owner. They were not aware of the setback requirement when they met with the architect of the deck.

Mr. Blomer commented on the green space beyond the property line. This is green space owned by the HOA and a very large buffer exists.

Mr. Alldredge commented that the berm is roughly 8-9 feet high, and it does not allow for the occupants of the walking path to see into their yard.

Mr. Wernery asked if the 30-foot setback is standard for this neighborhood.

Ms. Gehring explained that this particular area is required to have 30 feet.

The Board mentioned that they have come across similar requests for this neighborhood.

Mr. Miller is the architect for this project. They make sure that OUPS comes in before they dig. They do have approval from the HOA and make sure to clean up their debris each day during construction.

Mr. Blomer made a motion with a second from Mr. Roark to close the public comment portion of the meeting to begin deliberations.

Mr. Blomer commented that the Board has come across these types of variances for this neighborhood before. His experience is that the berm is very tall and lines the full back side of all of the properties on this street.

Mr. Roark made a motion with a second from Ms. Roush to approve the variance request to construct a deck approximately 5 feet into the rear yard setback of 30 feet.

Roll call as follows:	Brandon Roark	Yes
	Holly Roush	Yes
	Michael Blomer	Yes
	Adam Paul	Yes
	Mark Wernery	Yes

Motion carries.

Mr. Blomer made a motion with a second from Mr. Roark to approve the March 10, 2022, Board of Zoning Appeals, meeting minutes.

All in favor. Aye.

With no further business to discuss, Ms. Roush made a motion with a second from Mr. Blomer to adjourn.

All in favor.