

Minutes – BOARD OF ZONING APPEALS

City of Trenton, Ohio
Date: May 22, 7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

CALL TO ORDER – Called to order t 7:00 PM

PLEDGE OF ALLEGIANCE - Recited

ROLL CALL Paul McSorley, Kami Archibald, Edward Yonts and Ryan Prewitt present. Stacy Matala, absent.

Mr. Prewitt made a motion to excuse Stacy Matala, second by Mr. McSorley. Motion passed 4 yes, 0 no and 1 absent.

APPROVAL OF MINUTES – Ms. Archibald made a motion to approve the minutes of the June 27, 2022, Meeting Minutes, second by Mr. Prewitt. Motion passed 4 yes, 0 no and 1 absent.

PRESENTATIONS - None

NEW BUSINESS

Swearing-in of witnesses. Bill Jones and Dalana Shepherd were sworn in.

1. A variance hearing for Dalana Shepherd, 457 Martin Court, requesting a lot split of 200 N. Miami Street where the required road frontage for 2 created R-3 zoned parcels would not meet the zoning requirements.

Mr. Jones went over the ordinance where the city council passed a request to re-zone the area of North Miami at North Street owned by the Shepherds. The ordinance requested the land be rezoned from R-2 to R-3 to build two, two-unit duplexes on the site. The council passed this request 7-0.

The Shepherds put in an application to have a lot split where all three parcels would end up being two lots. If you face the lots to have frontage on North Street, there are no problems with the lot sizes for code. The problem is a long side of the building would be facing North Miami Street where all of the other houses face North Miami. Also, there is a severe drop in topography on the southeast corner of the lots on North Street and they would have a hard time having to build a retaining wall and have limited parking. Facing the house fronts on North Miami would cause the lot frontages to be 68 feet, 12 feet shy of the required 80 feet per lot, the need for a variance.

Pictures and diagrams were shared to show what and how the Shepherds wanted to do, and they presented renderings of what the building would look like inside and out. Also, positioning the facades of the building facing North Miami would provide the opportunity to have one curb cut where both units could share one driveway.

BOARD TO RECESS FOR DELIBERATIONS. After no further discussion, the Board decided they had no need to go into deliberations.

BOARD DISCUSSION ON PRACTICAL DIFFICULTY AND 7 CRITERIA Mr. Jones went over the definition of a practical difficulty and could see where the shape or topography could be a practical difficulty.

The seven criteria were discussed.

All seven criteria received 4 yes votes, 0 no votes and 1 absent vote.

MOTIONS AND VOTING Mr. Yonts made a motion to approve the lot split as presented, second by Mr. Prewitt. The motion carried 4 yes, 0 no and 1 absent.

REPORTS BY STAFF AND BOARD MEMBERS Mr. Jones stated we are trying to have training next month on June 26th. We will poll the members to see who can be present.

NEXT MEETING – June 26, 2023 for possible training.

ADJOURNMENT – Mr. McSorley made a motion to adjourn, second by Mr. Yonts. The motion carried 4 yes, 0 no and 1 absent.

The meeting was adjourned at 7:38 PM.