

MINUTES – BOARD OF ZONING APPEALS

City of Trenton, Ohio

Date: September 27, 2021 7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

CALL TO ORDER - The meeting was called to order.

PLEDGE OF ALLEGIANCE - Recited

ROLL CALL Paul McSorely, Stacey Matala, Edward Yonts, and Kami Archibald present. Also present Bill Jones-Secretary to the Board of Zoning Appeals.

APPROVAL OF MINUTES – A motion was made by Edward Yonts to approve the minutes, second by Stacey Matala. The motion carried 4 yes, 0 No, no one absent.

PRESENTATIONS – There were no presentations.

NEW BUSINESS

1. Ryan Prewitt was sworn in by Chair Kami Archibald.

2. **Swearing in of witnesses.** – Completed.

3. A variance request by William L. George Jr. of 300 Brampton Place placing a second access driveway to his corner lot property.

- Mr. Jones went over the application for a driveway off the Dartmouth side of the property. This is a corner lot. The left or north side of the house lot line is 8 feet from the house, not enough room to extend a driveway around that side of the house. To extend the driveway to the south or right side of the house would cause the driveway to be extended past the front entry of the house and would not be feasible.
- Mr. Jones explained 1208.04 of the City Code which states that dual frontage lots (corner lots) are not permitted to have 2 driveway but interior lots are allowed.
- Mr. William George explained that he needs access to his rear yard to store a camper and gain vehicle access to a shed. He cannot go around the north of left side so he would like a variance to put in a second driveway.
- The definition of a Practical Difficulty were discussed as well as the seven criteria for granting a variance. The Board was polled for their vote to the seven criteria and all seven criteria were a yes vote, unanimous by the Board.
- A motion was made by Ed. Yonts to grant the variance, second by Ryan Prewitt. The motion carried 5 yes, 0 no and none absent.

4. A variance request by James Haas of 924 Marcia Dr. placing fence into a drainage easement.

- Mr. Jones went over the fence application and a plot plan for the property. It was explained that in section 1256.11(c) (6) that fences were not allowed to be placed in a drainage easement as there is one in the rear yard. Through Exhibit D, a plot plan was exhibited where a fence can legally be placed and it cannot go in the drainage easement.

- Mr. James Haas explained that there is already an existing fence at the rear of the property and all he wants to do is close off the left or north side of his property. His neighbor has a dog which Mr. Haas is extremely allergic to and would not cut off the dog from entering a portion of his property. By leaving no fence through the drainage easement, he still has to maintain the area but would be subject to the neighbor's dog. He also mentioned that there are a number of fences that are in the drainage easement and he only wants to do what other neighbors have already done.
- Mr. Jones explained that the City used to require fencing to be placed around the entire rear yard because at the time, double fencing was not permitted. By doing this, any adjoining neighbor could use an existing fence and continue to fence in their entire yard. Due to problems in these drainage areas, the fencing rules were changed and the City no longer allows fencing in drainage easements.
- The definition of a Practical Difficulty was discussed as well as the seven criteria for granting a variance. The Board was pooled on each of the seven criteria. Criteria 1, 2 and 4 were unanimous yes votes by the Board. Criteria 3, 4, 5, 6 and 7 were 5 yes and 1 no.
- A motion was made by Ed Yonts to approve the variance as presented, second by Stacey Matala. The vote passed with a 5 yes, 0 no and 0 absent.

REPORTS BY STAFF AND BOARD MEMBERS

- Mr. Jones welcomed Mr. Prewitt to the Board. Also there will be upcoming training for the Board of Zoning Appeals written by our City Attorney. As soon as that becomes available, we will call a meeting and go over the rules and procedures for a BZA Board.

NEXT MEETING – October 27, 2021 if needed.

ADJOURNMENT A motion was made by Ryan Prewitt to adjourn, second by Paul McSorely. The motion carried with a 5 yes, 0 no and 0 absent vote. The meeting was adjourned at 8:37pm.