



1368 Research Park Dr  
Beavercreek, Ohio

BEAVERCREEK BOARD OF ZONING APPEALS  
Regular Meeting – December 10, 2025, 6:00 p.m.  
*Council Chambers*

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES  
A. November 12, 2025
- V. PUBLIC HEARINGS  
A. V-25-5, Mark & Tonja Grothouse, 859 Amy Lynn Drive
- VI. ADJOURNMENT

BEAVERCREEK BOARD OF ZONING APPEALS  
REGULAR MEETING, November 12, 2025, 6:00 PM

PRESENT: Ms. Barhorst, Mr. Essman, Mr. Rader, Mr. Roach, Ms. Vest

ABSENT: None

Chairman Essman called the meeting to order followed by roll call.

APPROVAL OF AGENDA

Ms. Barhorst MOVED approval of the agenda, seconded by Mr. Roach. Motion PASSED by majority voice vote.

MINUTES

Mr. Rader MOVED approval of the July 9, 2025 minutes, seconded by Ms. Barhorst. Motion PASSED by majority voice vote.

PUBLIC HEARING

V-25-3, Ashley & Oswaldo Delacruz

Clerk Gillaugh read the notice of public hearing on an application filed by Ashley and Oswaldo Delacruz, 2571 Murwood Court, Beavercreek, OH 45431, requesting a variance from Chapter 158.104(A) of the City of Beavercreek Zoning Code to construct an accessory structure within the front yard. The property is located on the northwest side of Murwood Court, three lots north of the intersection of Ruston Drive and Murwood Court further described as Book 1, Page 4, Parcel 118 on the Greene County Property Tax Atlas.

Mr. Funk summarized the staff report dated November 5, 2025, which stated this case was heard in November 2023 to allow a shed in their front yard. He explained BZA approved the variance request based on the uniqueness of their lot. Mr. Funk said the variance expired after a year, and now they are coming back with a new variance for a 200 square foot accessory structure. He showed the video of the property, and discussed the lot and where an accessory structure would be permitted. Mr. Funk explained with the terrain of their property, the topography issues, and the location of the house, they really didn't have a location they could locate the accessory structure without a variance. Mr. Funk discussed the variance criteria, and gave his opinion of each. Staff recommended approval of the case.

There being no public input, the public hearing is closed.

Ms. Barhorst asked if the accessory structure was visible from the neighboring houses. Mr. Funk said yes.

Mr. Roach MOVED to approve V-25-3 based on the requirements of Chapter 158.172 (H)(5)(a) being fully satisfied, seconded by Mr. Rader. Motion PASSED by a roll call vote of 5-0.

V-25-4, Hailey & Andrew Moeggenberg

Clerk Gillaugh read the notice of public hearing on an application filed by Hailey and Andrew Moeggenberg, 1680 North Laddie Court, Beavercreek, OH 45432, requesting a variance from Chapter 158.105(A) of the City of

Beavercreek Zoning Code to allow a 6-foot high fence to remain in the required front yard along Hanes Road on a double frontage lot in a R-1A District. The property is located on the west side of Hanes Road, 4 lots north of the intersection of Hanes Road and Edinburgh Drive further described as Book 5, Page 4, Parcel 176 on the Greene County Property Tax Atlas.

Mr. Funk summarized the staff report dated November 5, 2025, which stated the applicant is requesting a 6-foot fence to remain in the required front yard along Hanes Road on a double frontage lot. He explained the Code allows 4-foot-high fences in required front yards, and showed the video of the property. He presented a map of houses on a portion of Hanes Road that have multiple frontages, and discussed what kind of fences exist on the properties, if any. He showed the site plan of the lot, and discussed the Zoning Code change regarding the height of fences in front yards and the fence requirements on double frontage lots. Mr. Funk displayed an aerial of the lot, and said with the Code change would be allowed for the property under discussion. He discussed the variance criteria, and recommended denial of the case.

Hailey Moeggenburg, applicant, thanked the Board for their time tonight as they review their application for a variance to allow the six-foot fence to remain in its current placement. She said when they purchased their home in 2018, they were looking for their forever home. Ms. Moeggenburg explained they had a privacy fence installed on their property line in August because their old chain link fence was rusted and the gate was broken presenting a hazard as it no longer contained their daughter safely in their back yard which is on the busy thoroughfare of Hanes Road. She said they hired a contractor to complete the work for them, and the contract stated the contractor would obtain the necessary permits needed. Ms. Moeggenburg explained through a neighbor's complaint they discovered their fence was installed without a permit and were educated their lot was considered double frontage and had special rules that applied.

Ms. Moeggenburg stated they were blindsided and shocked. She said they had no idea they could not replace their chain link fence with a privacy fence or that the contractor had broken the contract. Ms. Moeggenburg stated they knew it was not realistic to move the fence 20 feet back because of the mature trees that would be severely damaged or have to be removed and a shed that would be in the way as well. She explained if they had to move it, they would be losing 17% of their back yard that they could no longer enjoy on a daily basis. Ms. Moeggenburg said one reason they decided to install a privacy fence was for their growing family's safety because Hanes Road is a busy thoroughfare where often times cars are speeding and they would not have to worry about their three year old daughter climbing out of the yard and to prevent trespassing on the property. She stated they knew the City eventually plans to widen Hanes Road and add sidewalks which they are looking forward to, but that means they would have additional foot traffic through the easement and they feel a privacy fence is necessary to protect their belongs and family. Ms. Moeggenburg explained the second reason they chose a six foot fence is because they want to install a pool in the spring. She explained with her husband being immunocompromised due to a kidney transplant he cannot swim in fresh bodies of water or public pools for safety

concerns. Ms. Moeggenburg said a five foot high fence is required for a pool to be installed.

She said they understand the purpose of zoning resolutions is to ensure safety, happiness, and a secure sense of community for all residents of the City of Beavercreek. Ms. Moeggenburg believed there are unique situations that deserve considerations to be made to the expectations. She explained they feel their property located on a busy 35 mph thoroughfare of Hanes Road is one of those exceptions. Ms. Moeggenburg stated their goal is simply to create a small sanctuary away from the road they can enjoy life, host gatherings, and raise their family all without having to worry about the dangers of Hanes Road. She said as lifetime residents, they are dedicated to enhancing the family friendly safe atmosphere that drew them to remain in this community forever.

Ms. Moeggenburg believed their fence not only provides safety and comfort, but it also adds aesthetic value to their home and the surrounding properties. She stated they had several neighbors write letters of support of the fence saying it matches other properties in the Edinburgh Place Subdivision. Ms. Moeggenburg said they provided to the Board other double frontage properties on Kemp Road that have the same style privacy fence as theirs so they know it is aesthetically pleasing in other areas of the City. She requested they approve the variance so they can continue building the perfect home in this incredible community that they consider to be their hometown.

In written input, staff received eight letters in support of the variance request. The Board members were given copies of each letter.

There being no further public input, the public hearing was closed.

Mr. Essman referred to the aerial photo Mr. Funk created, and asked if they could install a six foot fence on the green line (20 feet from property line). Mr. Funk said yes. Mr. Essman questioned if the Code change was a result of the Board of Zoning Appeals asking staff to look the fence requirements on double frontage lots. Mr. Funk stated that was correct.

Ms. Vest asked Mr. Funk to clarify the aerial drawing he created and where a four foot and six foot fence was permitted. Mr. Funk explained the green hashed area would permit a six foot fence, but anything closer to the property line along Hanes Road would only be able to be four foot in height. He said they could still have close to 100 feet of yard fenced in by a six foot high fence which would leave plenty of space for a swimming pool and other recreational things.

Mr. Roach referenced the third criteria and staff's opinion, and asked Mr. Funk to explain with this application and neighborhood how anybody was affected by having a six foot fence in this location. Mr. Funk stated if this property is the only property that is allowed to have a six foot fence in that location, it would affect the looks of the neighborhood as a person travels down Hanes Road. Mr. Roach asked if there are existing fences that are in the same location. Mr. Funk said yes. Mr. Roach questioned if the fence is in the same location as the previous one. Mr. Funk confirmed it was. Mr. Roach asked what

the height of the fence was that was replaced. Mr. Funk said it was an older chain link fence so he assumed it was around 42 inches in height. Mr. Roach stated he was trying to understand how staff believed if the fence was two feet shorter between the shed and the existing new fence location that the neighborhood would be changed somehow. He said he had a stack of input from surrounding neighbors that disagreed with staff.

Mr. Roach questioned if there was a rear yard on a double frontage lot. Mr. Funk said technically it is determined they have two side yards and two front yards, so there is not back yard. Mr. Roach asked where else would he find double frontage lots that abut a busy thoroughfare in the City. Mr. Funk explained another location would be on Kemp Road where the homes front Fincastle Drive. Mr. Roach asked if the variance was a result of a complaint. Mr. Funk stated that was correct. Mr. Roach questioned if there were any other issues other than the location and height. Mr. Funk said it was the location, the height, and that it was constructed without a permit. Mr. Roach questioned if staff concluded that it was legitimate that the applicant had hired a contractor that was responsible for the permit. Mr. Funk said they had no reason to doubt the contractor was responsible for obtaining the permit. He stated the property owner is ultimately responsible for their property, so it was their responsibility to make sure their contractor followed through with what they agreed to do in their contract.

Mr. Roach asked if staff would be fine if there was a permit and the fence was moved 20 feet back from where it is currently located. Mr. Funk said yes. Counsel Lounsbury questioned if he would be correct by saying it could remain in its current location, but would need to be reduced to four feet in height. Mr. Funk explained the two options are to move the six-foot fence 20 feet into the yard from the property line along Hanes Road or reduce the height to four foot in the 20-foot section from the property line.

Mr. Roach asked if the applicant had discussed with staff the practical difficulties of doing either of those things. Mr. Funk stated just what was expressed in their justification. Mr. Roach questioned in staff's opinion this would be easy to remedy. Mr. Funk said yes. Mr. Roach asked if staff expected them to take it down from where it was, put in some new posts, and move everything back. Mr. Funk stated that was correct. Counsel Lounsbury explained the practical difficulties requirement was not to be considered after they have already violated the Code. Mr. Roach said he was not confusing the standard, and wanted to make sure he understood what staff's conclusion was based off. Mr. Funk explained staff's conclusion was it could be easily accomplished. Mr. Roach said when the applicant made the claim, they cannot really do that because they are going to disturb the trees and they are going to be constructing a pool there, and questioned if staff thought there was going to be an issue with the trees. Mr. Funk did not see how those trees would be too negatively impacted because it looked like to staff the fence could be located behind the smaller shed but still in front of the trees. He said there is plenty of opportunity for a pool to be constructed in the yard, but the impact of the trees to the pool he could not answer.

Mr. Roach questioned how the trees would be damaged or harmed if the fence was moved back. Andrew Moeggenburg, sworn in, stated there are nine

trees in that portion of the yard and eight of them are pine trees. He said the pine tree branches go all the way to the ground so the branches would have to be trimmed to the trunk. He stated there was another tree that was about 20.5 feet from the fence, and he was concerned it was going to have to be cut down completely to comply with moving the fence 20 feet back. Mr. Moeggenburg stated they cannot cut the fence down to four foot because they want the pool, so the only option is to move it back.

Mr. Roach questioned how long the trees had been there. Mr. Moeggenburg said he had seen an aerial and knew they had been there as long as 2003. Mr. Roach explained variances are not about gifting them out to nice people, but it was about establishing continuity so people are getting the same answers to the same questions. He said the City doesn't want high fences in the wrong spots, and they want the rules to be enforced uniformly for everyone. Mr. Roach stated they have had other applicants that have gone through this process and have been denied the same relief. He said yet the applicant felt they were entitled to the variance, and questioned how they address that concern to staff. Mr. Moeggenburg explained the trees are the biggest concern, and they could cut the fence to four foot, but they want a pool, and he felt like they should be allowed to have one if they want one. He stated one of the trees would have to come down to comply with the 20 foot setback. Mr. Roach said the applicant alluded to some road widening in the area, and questioned if he knew how much of the right-of-way would be affected. Mr. Moeggenburg said no, but the measurement was 32 feet.

Mr. Rader MOVED to deny V-25-4 based on not meeting the criteria in Chapter 158.172(H)(5)(a), seconded by Ms. Barhorst. Motion PASSED by a roll call vote of 4-1. (Roach)

#### ADJOURNMENT

Mr. Roach MOVED adjournment at 6:50 p.m., seconded by Ms. Barhorst. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk



# Beavercreek PLANNING & DEVELOPMENT

1368 Research Park Drive, Beavercreek, Ohio, 45432

## BOARD OF ZONING APPEALS STAFF REPORT

CASE: V-25-5

DATE: November 5, 2025

APPLICANT: Mark & Tonja Grothouse  
859 Amy Lynn Drive  
Beavercreek, Ohio 45434

### NATURE OF REQUEST:

The applicant is requesting a variance from §158.104 (A) of the City of Beavercreek Zoning Code to allow a detached garage to be constructed within the required 40-foot front yard setback along Patsie Drive in a R-1A District.

### FINDINGS:

1. The property under discussion is located at 859 Amy Lynn Drive, within Section 9 of Golden Acres.
2. The property has a zoning designation of R-1A, One-Family Residential District.
3. The property is a corner lot that fronts both Amy Lynn Drive and Patsie Road.
4. The applicant has an existing 6-foot ornamental aluminum fence that encroaches 8 feet into the front yard setback. A variance (Case No. V-05-7) for the fence encroachment was obtained by a previous property owner.
5. The applicant is requesting permission to allow a 30 ft x 35 ft detached garage to encroach 8 feet into the required 40-foot front yard setback.
6. Zoning Section 158.104 states the following:
  - (A) Not permitted in front yard or side yards.  
In any residential district, except as provided under divisions (B), (F), (G) and (H) of this section, no structure or appurtenances other than a fence shall be erected within the front yard or side yard. In no event shall any detached accessory structure be located nearer than ten feet from side and rear property lines.
  - (B) Exceptions.
    - (1) Detached garages may not be located nearer the front property line than the principal dwelling and shall not be located within the required side yard, as defined in the district in which the property is located. All other accessory structures shall be located completely to the rear of the principal structure. In no event shall any detached accessory structure be located nearer than ten feet



from side and rear property lines. When access to a garage is from an alley, such garage shall be located not less than ten feet from an alley.

(2) In the case of a corner, double or multiple frontage lot, an accessory structure may be allowed in the yard opposite the front façade (i.e. main entrance) of the principal structure provided that said structure does not encroach into the required front or required side yard and is no closer to the front property line than the closest adjacent neighboring home. If the adjacent neighboring home to said structure is set back further than the required setback, the accessory structure may not extend closer to the front property line than the principal structure. This exception shall be applied at the discretion of the Planning and Zoning Department.

## DISCUSSION:

The Zoning Code prohibits accessory structures from being located in the side or front yards. However, detached garages can be located in the side yard but cannot be nearer the front property line than the principal dwelling unit.

In 2005, a previous property owner was granted a variance to allow a 6-foot ornamental fence to encroach 8 feet into the required front yard. The justification included an unenclosed patio on the corner of the north side of the house, a planned swimming pool and mobility issues of the property owner. The justification also stated "To maintain an 'open-air' feeling and best blend in with the surrounding landscape, the Schalles have chosen an ornamental aluminum fence..." The variance addressed the practical difficulty with minimal impact on the surrounding properties due to partial screening by existing vegetation and the openness of the ornamental fence.

The applicant, current property owner, is requesting permission to construct a 30ft x 35ft detached garage that would also encroach 8 feet into the required front yard setback and closer to the front property line than the principal structure (house).

Staff has reviewed the variance request and is providing the following analysis as it pertains to the approval criteria.

Per 158.172 (H)(5)(a), the factors to be considered when determining whether a property owner has encountered practical difficulties in the use of his or her property include, but are not limited to the following:

**1. *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The applicant can reasonably use the property and construct a detached garage in a compliant location. The applicant's corner lot is approximately 1230 square feet (7%) larger than the average interior lot within in the surrounding neighborhood. Denying the variance request would not prevent the applicant from yielding a reasonable return.

**Staff's Finding:** This criterion is not met.

**2. *Whether the variance is substantial.***

The 8-foot encroachment represents a 20% reduction of the required setback and locates the detached garage 32 feet from the front property line. This deviation in distance is not necessarily substantial. However, the proposed garage would have a greater visual impact than the existing open ornamental aluminum fence. No examples were found of any other detached garages located in the front yard setback within the surrounding neighborhood.

**Staff's Finding:** Staff is neutral on this criterion.



3. ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.***

There are very few detached garages located in this neighborhood and staff is unaware of any that encroach into the front yard setback. The existing 6-foot ornamental aluminum fence does encroach 8 feet into the front yard setback and was approved by a variance. However, as stated in criterion #2, the proposed garage will have a greater visual impact than the existing ornamental fence that maintains a sense of openness. The applicant's variance request would also place the detached garage in front of the neighboring houses that fronts Patsie Drive. The request is not consistent with the established character of the neighborhood. As an example, in 2024, a new detached garage was constructed on a corner lot, 300 feet south of the applicant's property, demonstrating the ability to comply with the code requirements. The variance request for a proposed detached garage to be the first to be located in the required front yard, within this neighborhood, provides for it to be substantial.

Staff's Finding: This criterion is not met.

4. ***Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).***

The granting of the variance would not adversely affect the delivery of governmental services.

Staff's Finding: This criterion is met.

5. ***Whether the property owner purchased the property with knowledge of the zoning restriction(s) in place at the time he or she purchased the property.***

While staff is not aware if the applicant was knowledgeable of the zoning restriction at the time the property was purchased, the Zoning Code is publicly available online. Additionally, the front yard setback is a long-standing code requirement within the City of Beavercreek and was a requirement when the subdivision was established.

Staff's Finding: This criterion is not met.

6. ***Whether the property owner's predicament feasibly can be obviated through some method other than a variance.***

There are other locations on the property that would be sufficient for locating the detached garage and eliminating the need for a variance. Another option for the applicant would be to reduce the depth of the detached garage by 8 feet or rotate the building to be 35 feet wide with a depth of 30 feet. The applicant's plan for the detached garage simply conflicts with the requirements of the Zoning Code.

Staff's Finding: This criterion is not met.

7. ***Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.***

The spirit and intent of the setback requirement is to provide safety as well as maintain and preserve the neighborhood character, aesthetics and openness. The applicants request represents a preference rather than a necessity cause by the physical constraints of the property. The granting of the variance without a practical difficulty would provide a special privilege to the applicant not provided to others.

Staff's Finding: This criterion is not met.

Staff finds that the strict application of §158.104 (A) does not result in a practical difficulty, not economic in nature, and does not adequately satisfy the requirements for approval per §158.172 (H)(5)(a) of the City of Beavercreek Zoning Code.

## RECOMMENDATION:

Staff recommends that the Board of Zoning Appeals find that:

1. The reasons set forth in the application are not valid and do not justify the granting of the requested variances, and
2. The variance proposal is not in accord with §158.172 (H)(5)(a).

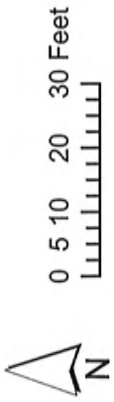
Staff further recommends that the Board of Zoning Appeals adopt the attached resolution disapproving the variance request from §158.104 (A) of the City of Beavercreek Zoning Code to allow a detached garage to be constructed within the required 40-foot front yard setback along Patsie Drive in a R-1A District.





- Allowable Location
- Requested Location
- Alternative Location #1
- Alternative Location #2

# 859 Amy Lynn Drive



**RESOLUTION  
BOARD OF ZONING APPEALS  
CASE NO. V-25-5**

WHEREAS, Mark and Tonja Grothouse have made application for a variance from the strict application of the requirements of the City of Beavercreek Zoning Code for the property located at 859 Amy Lynn Drive, Parcel ID: B42000600020016700; and

WHEREAS, the applicant is requesting permission to allow detached garage to be constructed within the required 40-foot front yard setback along Patsie Drive in a R-1A District; and

WHEREAS, a public hearing was held on December 10, 2025, at which time all persons were given opportunity to comment on the application; and

WHEREAS, the Board of Zoning Appeals finds that the reasons set forth in the application are not valid and do not justify the granting of the variance; and

WHEREAS, the Board of Zoning Appeals finds that Zoning Code Section §158.172 (H)(5)(a) has not been fully satisfied.

NOW therefore the Board of Zoning Appeals orders that:

A variance to allow a detached garage to be constructed within the required 40-foot front yard setback along Patsie Drive in a R-1A District be denied.

Action By Board of Zoning Appeals

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Chairman



## CITY OF BEAVERCREEK APPLICATION FOR VARIANCE

Date October 30, 2025

Application No. V-25-5

Variance Address 859 Amy Lynn Drive

Name of Applicant Mark and Tonja Grothouse

Applicant's Mailing Address 859 Amy Lynn Drive

Applicant's Phone Number Mark: (937) 694-0223 or Tonja: (937) 694-3774

Applicant's Email Address Mark: grotm80@gmail.com or Tonja: tsgr0t83@gmail.com

Name of Contractor \_\_\_\_\_

Contractor's Address \_\_\_\_\_

Contractor's Phone Number \_\_\_\_\_

**1. Location Description:**

Subdivision Name Golden Acres Section No. 09

Lot No. 111 Zoning District \_\_\_\_\_ Parcel ID B42000 6 00 0 2 00 1 6 7 00

**2. Nature of Variance Request:** Placement of detached garage w/ front edge of garage at current fence line (See attached pages)

In addition, all items listed in the "Special Instructions to Applicant" must be submitted in order for this application to be processed.

I certify that the information contained in this application and its supplements are true and correct.

  
Applicant's Signature

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**FOR OFFICIAL USE ONLY**

Date Filed 11/10/25 Fee Paid \$200.00 Received by MG

The variance is requested for the reasons as stated:

- Fence line placement has already been approved by earlier permit. Fence line is 36 feet from the street side of the sidewalk and 43 feet from curb on Patsie Road
- Garage Setback would be the same as the Fence line.
- Entire fence line cannot be moved back matching house line because this would block egress to patio entry
- See attached pictures. Fence line is in ***line of site*** for homes as shown in the attached photo except for 3035 Patsie Drive
- If Garage would need to be moved back further
  - 8' x 42' extra concrete footprint (Added cost)
  - Portions of deck and sidewalk would be required to be removed and adjusted (Added cost) and reducing our outdoor living space
  - Usable back yard space would be further limited
  - The fence line would have to be moved to align with garage front 8 foot farther back into the backyard (Added cost)
  - Line of site would be more aesthetically appealing if fence was lined up in a straight-line not angled back to match garage front See: Diagram 01 with amended garage and fence placement

Houses within 500 feet of property

- |                      |                     |
|----------------------|---------------------|
| • 3040 Viola Drive   | ▪ 3064 Patsie Drive |
| • 3030 Viola Drive   | ▪ 3061 Patsie Drive |
| ▪ 847 Amy Lynn Drive | ▪ 3049 Patsie Drive |
| ▪ 844 Amy Lynn Drive | ▪ 3035 Patsie Drive |
| ▪ 832 Amy Lynn Drive | ▪ 3054 Patsie Drive |
| ▪ 831 Amy Lynn Drive | ▪ 3044 Patsie Drive |
| ▪ 746 Amy Lynn Drive | ▪ 3036 Patsie Drive |
|                      | ▪ 3024 Patsie Drive |
| ▪ 754 Fawcett Drive  | ▪ 3016 Patsie Drive |
| ▪ 746 Fawcett Drive  | ▪ 3008 Patsie Drive |
| ▪ 742 Fawcett Drive  | ▪ 2999 Patsie Drive |
| ▪ 734 Fawcett Drive  | ▪ 2998 Patsie Drive |
| ▪ 730 Fawcett Drive  | ▪ 2981 Patsie Drive |
|                      | ▪ 2980 Patsie Drive |
|                      | ▪ 2979 Patsie Drive |
|                      | ▪ 2972 Patsie Drive |
|                      | ▪ 2972 Patsie Drive |

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- Garage Setback would be the same as the Fence line.
- See attached pictures. Fence line is in *line of site* for homes as shown in the attached photo except for 3035 Patsie Drive
- If Garage would need to be moved back further
  - The fence line would have to be moved to align with garage front. (Added cost)
  - Portions of deck and sidewalk would be required to be removed and adjusted (Added cost)

Houses within 500 feet of property

- |                      |                     |
|----------------------|---------------------|
| • 3040 Viola Drive   | ▪ 3064 Patsie Drive |
| • 3030 Viola Drive   | ▪ 3061 Patsie Drive |
| ▪ 847 Amy Lynn Drive | ▪ 3049 Patsie Drive |
| ▪ 844 Amy Lynn Drive | ▪ 3035 Patsie Drive |
| ▪ 832 Amy Lynn Drive | ▪ 3054 Patsie Drive |
| ▪ 831 Amy Lynn Drive | ▪ 3044 Patsie Drive |
| ▪ 746 Amy Lynn Drive | ▪ 3036 Patsie Drive |
|                      | ▪ 3024 Patsie Drive |
| ▪ 754 Fawcett Drive  | ▪ 3016 Patsie Drive |
| ▪ 746 Fawcett Drive  | ▪ 3008 Patsie Drive |
| ▪ 742 Fawcett Drive  | ▪ 2999 Patsie Drive |
| ▪ 734 Fawcett Drive  | ▪ 2998 Patsie Drive |
| ▪ 730 Fawcett Drive  | ▪ 2981 Patsie Drive |
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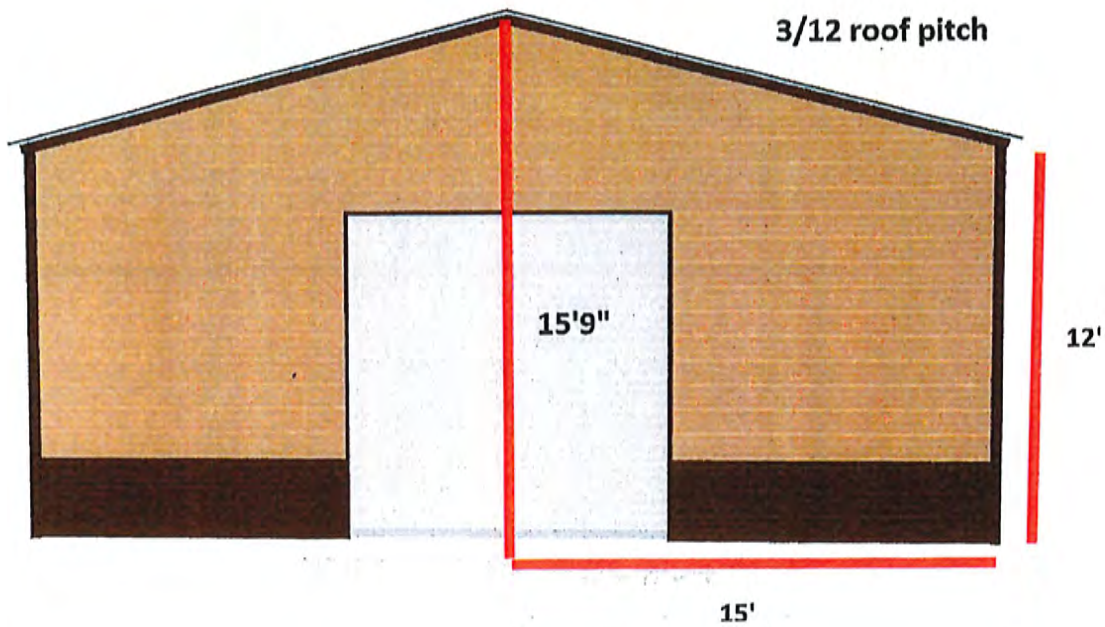


Midwest: 13901 W. Jackson St, Yorktown, IN 47396  
Southeast: 350 Forum Parkway, Rural Hall, NC 27045  
Phone: 765-591-8080 | Fax: 765-591-8081  
sales@northedgesteel.us

## ORDER FORM

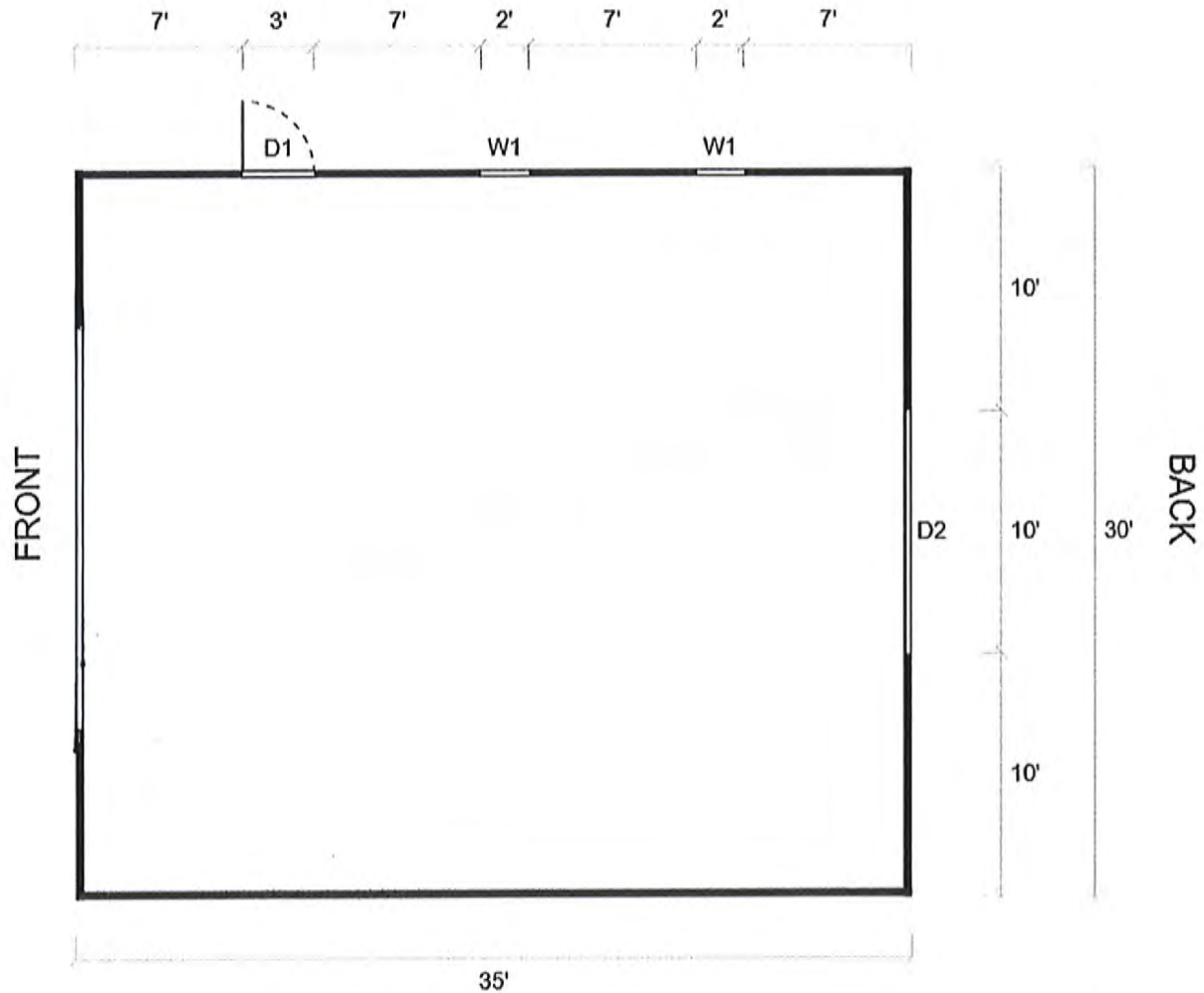
Order No. 1761771754887857

Order Date Oct 29, 2025



FLOORPLAN

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

D1 Walk-In Door 36x80

D2 10x10 Garage Door

W1 24W x 36H Windows

— Closed Wall



Perspective View



Front



Left Side



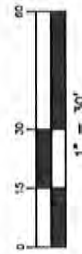
Right Side



Back

SYMBOL LEGEND	
①	FOUND 1/2" IRON PIN
②	FOUND 5/8" IRON PIN
③	FOUND 5/8" IRON PIN W/"COSLER" CAP
●	SET 5/8" IRON PIN W/"HALEY-DUSA" CAP

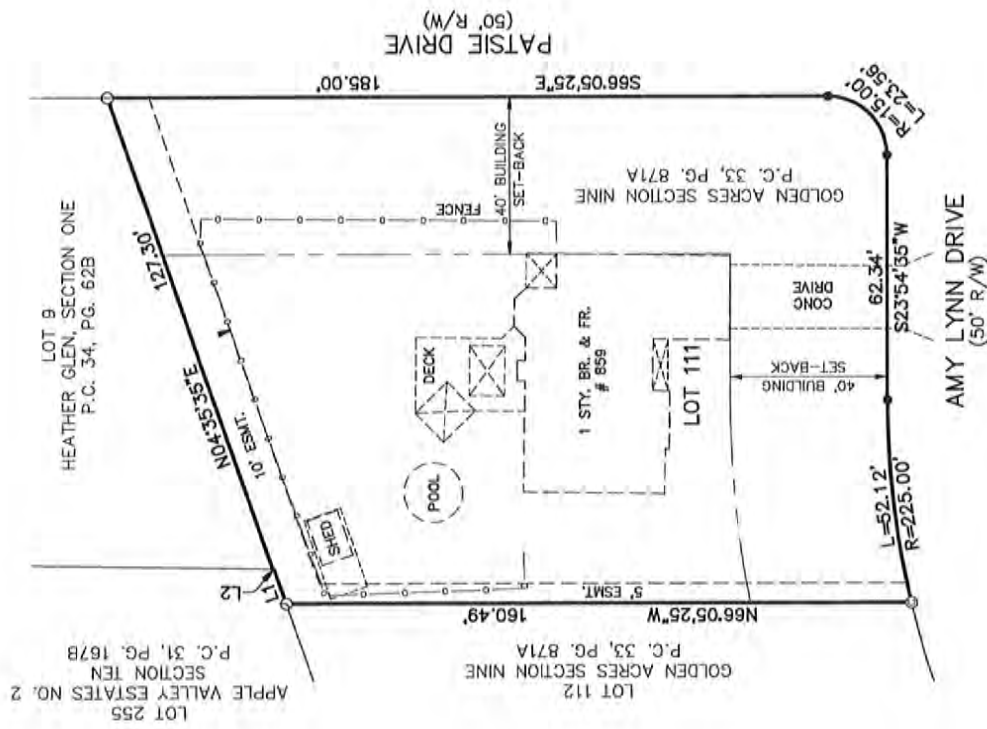
Thomas E. Dusa  
Registered Surveyor  
Ohio License Number S-7143  
Field Survey Date: 09-12-2024



LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°26'40"E	9.40'
L2	N65°11'50"W	0.28'

**Haley-Dusa**  
Engineering & Surveying Group, LLC  
270 Regency Ridge Drive, Suite 203  
Dayton, Ohio 45459  
Phone: (937) 439-4300 Fax: (937) 439-2005  
Email: [haleydusa@haleydusa.com](mailto:haleydusa@haleydusa.com)  
Website: [www.haleydusa.com](http://www.haleydusa.com)

Scale: 1"=30'	Drawn: SBM	Checked: TED
Date: 09-26-2024	Job No. 55318	

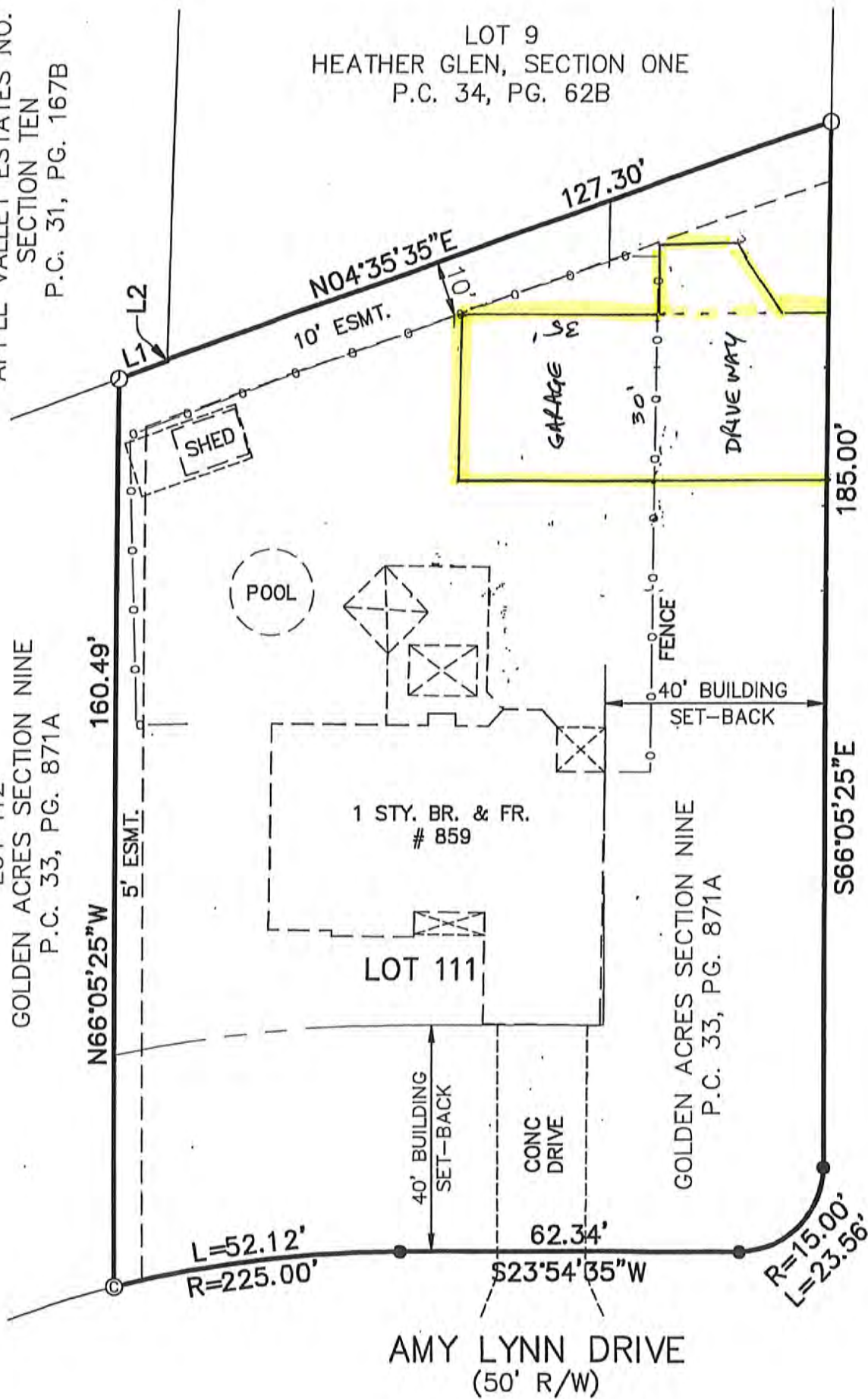




LOT 255  
APPLE VALLEY ESTATES NO. 2  
SECTION TEN  
P.C. 31, PG. 167B

LOT 112  
GOLDEN ACRES SECTION NINE  
P.C. 33, PG. 871A

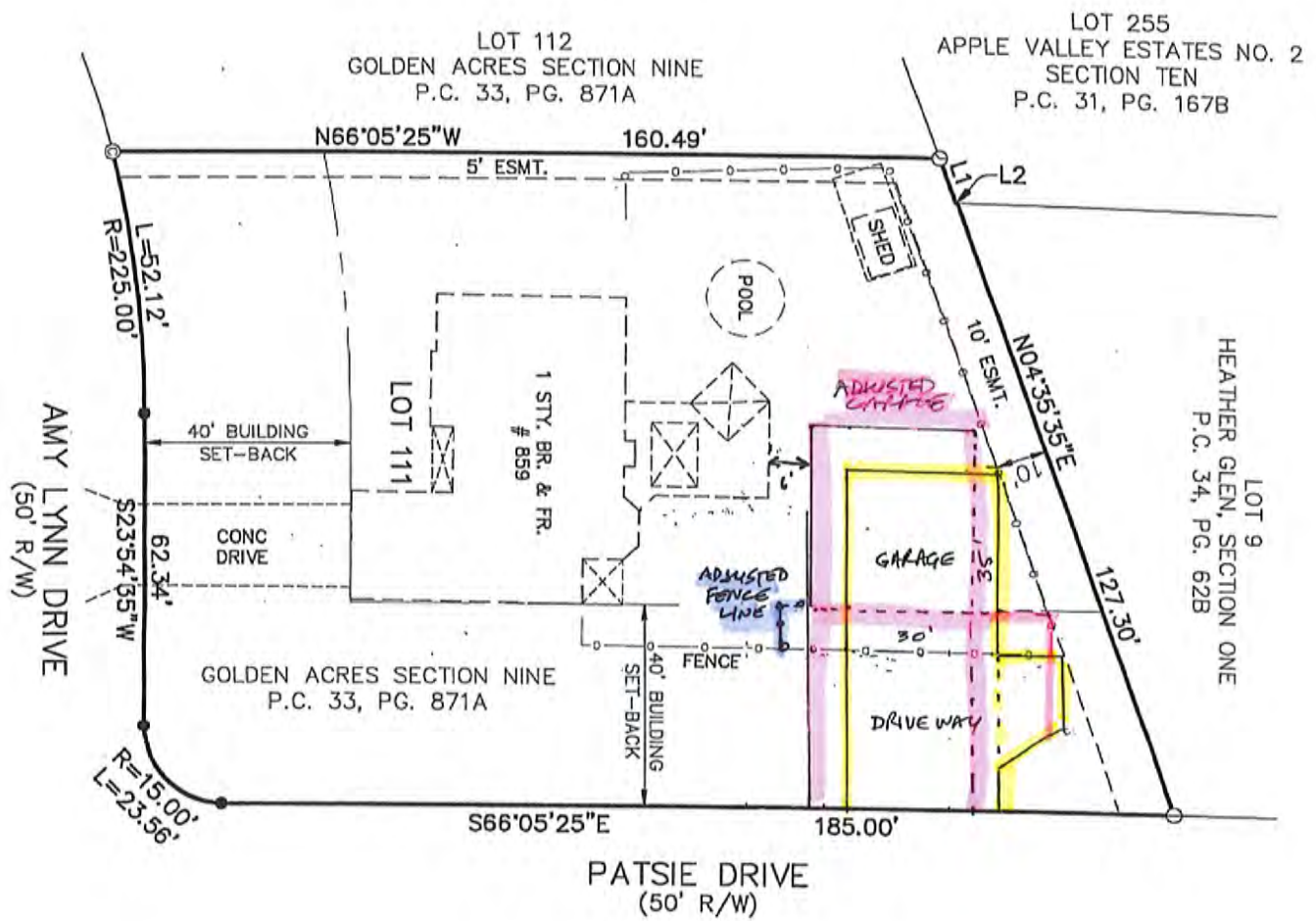
LOT 9  
HEATHER GLEN, SECTION ONE  
P.C. 34, PG. 62B



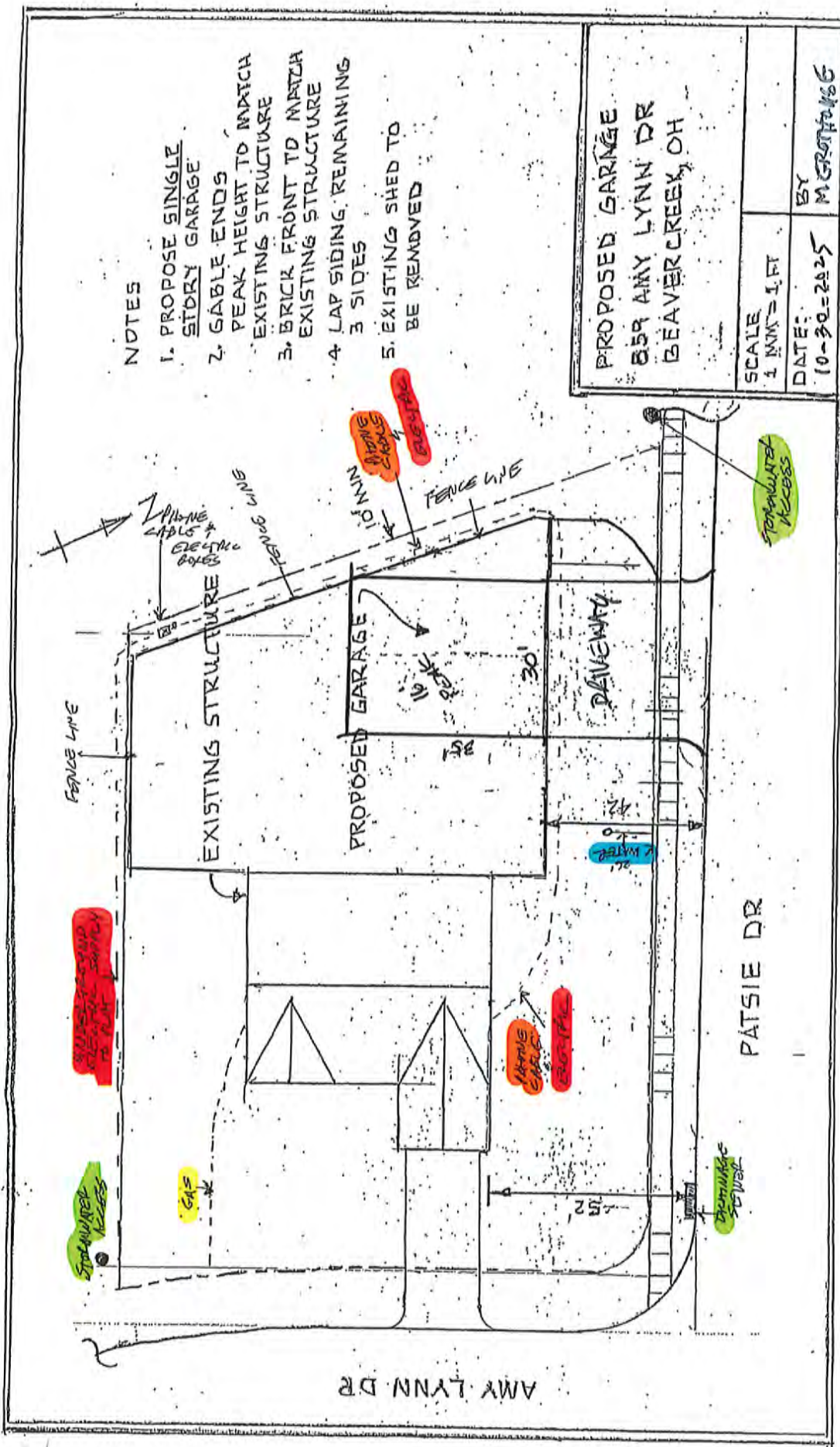
PATSIE DRIVE  
(50' R/W)

AMY LYNN DRIVE  
(50' R/W)

Diagram 01







NOTES

1. PROPOSE SINGLE STORY GARAGE
2. GABLE ENDS PEAK HEIGHT TO MATCH EXISTING STRUCTURE
3. BRICK FRONT TO MATCH EXISTING STRUCTURE
4. LAP SIDING REMAINING 3 SIDES
5. EXISTING SHED TO BE REMOVED

PROPOSED GARAGE

859 AMY LYNN DR

BEAVER CREEK, OH

SCALE

1" = 10' - 1" FT

DATE:

10-30-2025

BY

M. CRONIN