

BEAVERCREEK BOARD OF ZONING APPEALS  
REGULAR MEETING, January 8, 2020, 6:00 PM

PRESENT: Mr. Archibald, Mr. Bhatla, Mr. Duerr, Mr. Porter

ABSENT: Mr. Althoff

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

Mr. Archibald MOVED to excuse Mr. Althoff from the meeting, seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

Mr. Archibald MOVED approval of the agenda, seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

Mr. Porter MOVED approval of the November 13, 2019 minutes, seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

**PUBLIC HEARING**

**V-20-1, Tiffany Young, 3949 Gardenview Drive**

Clerk Gillaugh read the notice of public hearing on an application filed by Tiffany Young, 3949 Gardenview Drive, Beavercreek, OH 45431. The applicant is requesting a variance from Chapter 158.031 (F)(1) of the City of Beavercreek Zoning Code, requesting permission to construct an addition that would encroach into the 40-foot required front yard setback in a R-1A District. The property is located on the south side of Gardenview Drive, four lots east of the intersection of Longwood Drive and Gardenview Drive further described as Book 1, Page 11, Parcel 49 on the Greene County Auditor's Property Tax Atlas.

Tiffany Young-Ipsen stated they are requested an addition to be constructed on the front of the house since the existing addition to the rear of the home was destroyed in the tornado. Mrs. Young-Ipsen explained Greene County would not allow them to construct the addition on the back of the house so they are asking for a 3-foot 9-inch variance into the front yard.

Ms. Pereira summarized the staff report dated December 18, 2019, which stated the applicant is requesting a variance to construct an addition into the required front yard by 3.75 feet. She discussed the location of the property, the front yard setback requirement in an R-1A District, the dimensions of the addition, the requirements from Greene County Building Department that would not allow the addition to be constructed on the back of the house where it had been located previously, and the insurance company requirements. Ms. Pereira explained some of the homes in the neighborhood do not meet the current setback, so it would not be an eyesore and would be an improvement of the property. Staff recommended approval of the case with one condition.

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

Mr. Archibald thought this made complete sense and was sorry for the loss they had from the tornado.

Mr. Bhatla stated he was in agreement with Mr. Archibald and staff that this request is reasonable and should be approved.

Mr. Duerr said he was sorry to hear of the loss. He asked if there were any neighbor concerns. Mrs. Ipsen stated they have discussed it with their neighbors and no one seems to have any concerns with it.

Mr. Archibald MOVED to approve V-20-1 with one condition:

1. A residential zoning permit must be approved by the Planning and Development Department prior to the construction of the addition.

Motion was seconded by Mr. Bhatla, and PASSED by a roll call vote of 4-0.

### **ADJOURNMENT**

Mr. Porter MOVED adjournment at 6:13 p.m., seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk