

Board of Zoning Appeals

October 09, 2025

Members present: Phil Rooney, Chairperson; Scott Brecheisen; Brody Yingling; Andrew House and Shaun Mason.

Phil Rooney called the meeting to order at 6:00 p.m. and the general rules were reviewed.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-33-2025-66399

Address: 1500 Bright Road

Zone: General Commercial, C-2

This request, filed by The Union Bank, is seeking a variance from Section 1161.12.8(A) of the Zoning Ordinance to permit a third monument sign at 1500 Bright Road. The Ordinance permits a maximum of two monument signs for a parcel with two street frontages.

The Union Bank currently maintains two monument signs, one along each street frontage, in compliance with existing ordinance standards. The applicant proposes a third monument sign to be placed internally on the site, near the principal building, for the purpose of advertising bank promotions and on-site services.

The city has reviewed the request and finds that the additional monument sign will not negatively impact the site. Because the proposed sign is situated within the property and not at the street frontage, it does not contribute to visual clutter or sign congestion along Bright Road.

The City is supportive of the request.

Ms. Diane Ragless, Van Buren, Ohio, with The Union Bank and Mr. Bill Lyons, from the sign company, were sworn in. Mr. Lyons stated they have done this at the other Union Banks.

Mr. Rooney asked if the sign is electronic?

Mr. Lyons stated No, it is a small billboard, and they change the posters about every two months to advertise the promotions at the bank.

Mr. Adkins stated the size of it lines up with our low-profile signs. It is not a typical large billboard.

Mr. Rooney asked if this is approximately a 10' x 7' sign?

Mr. Lyons stated it is 5' x 11'.

Mr. Yingling asked if this is something that down the road they may want to switch out.

Mr. Lyons stated they are not interested in electronic billboards. This sign size and style is much more affordable.

Mr. Rooney asked Mr. Adkins if there were any communications on this case.

Mr. Adkins stated there was no communication on this case.

Mr. Adkins asked what the maximum height of the sign would be?

Mr. Lyons stated less than 10 feet. Four and a half feet at the bottom and five feet of the sign.

Mr. Adkins asked if they could get the sign down to 8' high.

Mr. Lyons stated the problem with that is the person coming in may not be able to see it.

Mr. Brecheisen asked if there would be any lighting on the sign.

Mr. Lyons stated, No.

Mr. Rooney made a motion to approve the requested variance and amend the variance to allow the sign to be a max of 9 ½ feet in height, and on the conditions that all necessary permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance and amend the variance to allow the sign to be a max of 9 ½ feet in height, and on the conditions that all necessary permits be obtained within 60 days, 4-1 (nay, Mr. Yingling).

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-34-2025-66424
Address: 412 Church Hill Drive
Zone: Large Lot Residential, R-1

This request, filed by John Wadding, seeking a variance from Section 1161.01(C)(2) and 1161.01(F) of the Zoning Ordinance to construct a new detached garage at 412 Church Hill Drive with a height of 21.2 feet and a roofed area of 1,040 square feet. The Ordinance permits a maximum building height of 18 feet and a maximum roofed area of 900 square feet for accessory structures.

The applicant proposes to construct a detached garage that slightly exceeds both the maximum permitted height, and the maximum permitted roofed area. The garage is intended to provide enclosed parking and storage consistent with the residential use of the property, and include a covered outdoor sitting area.

The City has reviewed the request and finds that the proposed garage is appropriate for the property's size and location within the Large Lot Residential (R-1) district. The garage will be situated to the rear of the dwelling, reducing potential visual impacts on neighboring properties. The additional height and square footage are not expected to create adverse impacts on adjoining residential uses, nor do they conflict with the intent of the zoning ordinance to maintain compatibility within residential neighborhoods.

The City is supportive of the request.

Mr. Kyle Inbody, 841 Longmeadow Lane, representing the owner, was sworn in. He stated he is working with the contractor that will be constructing the 800 + square feet garage plus a covered sitting space which would be 140 feet over the max allowed of 900 square feet. The peak will be 21.2 feet and looks better in the neighborhood. It will have unfinished loft storage area above it. There would be a 10 feet setback instead of the required 3 feet setback. This blends in well with the neighborhood.

Mr. Rooney asked Mr. Adkins if there were any communications on this case.

Mr. Adkins stated there was no communication on this case.

Mr. Yingling asked if the property at 121 Church Hill needed a variance?

Mr. Adkins stated he does not recall that one. If it did, it would have been a while back or it may have been built under an old code.

Mr. House made a motion to approve the requested variance on the conditions that all necessary permits be obtained within 60 days.

Mr. Mason seconded the motion.

Motion to approve the requested variance on the conditions that all necessary permits be obtained within 60 days, 4-0 (Mr. Brecheisen abstained).

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-35-2025-66448 and BZA-36-2025-66449

Address: 734 Dayton Avenue

Zone: Small Lot Residential, R-3

The first request, filed by Michael Couchot, seeking a variance from Section 1123.04(C) of the Zoning Ordinance to convert an existing garage into a dwelling at 734 Dayton Avenue, with a rear yard setback of 9.10 feet. The Ordinance requires a minimum rear yard setback of 21.3 feet.

The second request is seeking a variance from Section 1123.06 of the Zoning Ordinance to allow a dwelling unit conversion at 734 Dayton Avenue with 676 square feet of living area. The Ordinance requires a minimum living area of 900 square feet.

The applicant proposes to repurpose an existing garage structure into a dwelling unit. Because the building is existing, the rear yard setback of 9.10 feet cannot be brought into full compliance with current standards. In addition, the proposed living area of 676 square feet falls below the required 900 square feet but is not a substantial request.

The City has reviewed both requests and finds that granting the variances will not negatively affect adjacent properties or alter the character of the neighborhood. The structure already exists on the site, and approving the setback variance will bring the use into compliance with the zoning ordinance. The

smaller living area is considered minimal in impact, given that the intent of the ordinance is still met by providing adequate livable space.

The City supports both variance requests.

Mr. Rooney asked if the lot had been split into two parcels.

Mr. Adkins stated it has been split but has not been recorded yet. It will be recorded if the variance requests are approved. The lot meets all of the requirements with a setback approval.

Mr. Mike Couchot, owner of 734 Dayton Avenue, was sworn in. He stated he could rent it out as a garage for storage or turn it into living quarters. It has an existing driveway and has space.

Ms. Moreen Diedrick, 729 Dayton Avenue, was sworn in. She stated the renters are not very respectful and have trash in the front yard. She stated the garage is too small for a two bedroom house. She spoke with Mr. Couchot and he will address the issues with the renters.

Mr. Rooney asked Mr. Adkins if there were any communications on this case.

Mr. Adkins stated there was no communication on this case.

Case Number: BZA-35-2025-66448 - rear yard setback of 9.10 feet instead of the required minimum rear yard setback of 21.3 feet.

Mr. Mason made a motion to approve the requested variance on the conditions that all necessary permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance on the conditions that all necessary permits be obtained within 60 days, 5-0.

Case Number: BZA-36-2025-66449 - allow a dwelling unit conversion with 676 square feet of living area instead of the required minimum living area of 900 square feet.

Mr. Mason made a motion to approve the requested variance on the conditions that the lot be split and all necessary permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance on the conditions that the lot be split and all necessary permits be obtained within 60 days, 5-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-37-2025-66450
Address: 801 Bright Road
Zone: Large Lot Residential, R-1

This request, filed by Brenda Davis, seeking a variance from Section 1161.01.1(D)(2) of the Zoning Ordinance to replace an existing deck at 801 Bright Road, extending up to the side property line. The Ordinance requires a minimum 3-foot side yard setback for decks.

The applicant is proposing to replace a deck that has long existed on the property in the same location, extending up to the side property line. Since the deck is being rebuilt in its current footprint, the variance is necessary to allow its replacement, as the current zoning ordinance requires a three-foot setback.

The City is supportive of this request.

Ms. Brenda Davis, owner of 801 Bright Road, was sworn in. She stated the deck and fence have been there as long as she has been there and she wants to replace them. She stated if it must have a 3 feet setback it makes the walk space very narrow.

Mr. John Folk, owner of 733 Bright Road, was sworn in. He is a next-door neighbor. He stated a new fence would be nice to look at. He is in favor of her replacing the deck and fence and is fine with it being in the same location as they are now.

Mr. Rooney asked Mr. Adkins if there were any communications on this case.

Mr. Adkins stated there was no communication on this case.

Mr. Yingling made a motion to approve the requested variance on the conditions that all necessary permits be obtained within 60 days.

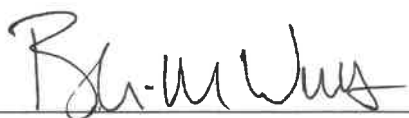
Mr. House seconded the motion.

Motion to approve the requested variance on the conditions that all necessary permits be obtained within 60 days, 5-0.

The September 11, 2025 meeting minutes were approved.

The meeting was adjourned.


Chairman


Secretary