

VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
MEETING AGENDA

The Village of Yellow Springs Board of Zoning Appeals will convene on
Wednesday, June 14, 2023 at 6:00 PM.

You may express your views in writing by providing a copy to the Clerk of Council for inclusion in the record of the hearing. Please submit your letter by no later than **Thursday, June 8, 2023 for inclusion in the BZA packet: however, all letters received any time prior to the hearing will be provided to Board of Zoning Appeals members and the Zoning Administrator.** The application, as prepared by the petitioner, may be examined at the office of the Zoning Administrator on the 2nd floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387 at any time during regular office hours or on the Village website at www.yso.com after **Friday, June 9, 2023.** Questions regarding the application, zoning code or procedures may be directed to the Zoning Administrator Denise Swinger, phone (937) 767-1702 or by email to dswinger@vil.yellowsprings.oh.us.

6:00 CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

COMMUNICATIONS

REVIEW OF MINUTES

Review of Minutes for March 28, 2023.

PUBLIC HEARINGS

Variance Request – R-B, Moderate Density Residential District – 602 Robinwood Road
Alex Melamed, on behalf of Robert Libecap, has submitted an application for a variance seeking relief from Chapter 1260.02(a)(2) front yard setbacks for a porch addition.
Greene County Parcel ID: F19000100010001300

AGENDA PLANNING

ADJOURNMENT

**VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
MINUTES**

In Council Chambers @ 5:00 P.M.

Tuesday, March 28, 2022

CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Matt Reed, Acting Chair.

ROLL CALL

Ellis Jacobs, Acting Chair, members Anthony Salmonson, Scott Osterholm and Matt Reed were present. Zoning Administrator for the Village, Denise Swinger, was also present.

COMMUNICATIONS

The Clerk will receive and file:

Susan and Dan Halm re: Objection to 1333 Corry Street TGL
Doris Hubschman re: Objection to 1333 Corry Street TGL
Char Schiff re: Objection to 1333 Corry Street TGL
Marie Varandani re: Objection to 1333 Corry Street TGL
Karen Denman re: Objection to 1333 Corry Street TGL
Katherine Weir re: Objection to 1333 Corry Street TGL
Kathy English re: Objection to 1333 Corry Street TGL

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

Minutes for BZA Meeting of October 26, 2022 were reviewed. Salmonson MOVED and Osterholm SECONDED a MOTION TO APPROVE THE MINUTES AS WRITTEN. The MOTION PASSED 3-0 on a VOICE VOTE, with Jacobs abstaining due to absence from that meeting.

PUBLIC HEARINGS

- 1) **Variance Request** – B-1, Central Business District – 255 Xenia Avenue – Shane Ayrsman has submitted an application for a variance seeking relief from Chapter 1266.03 (b) wall sign dimensions – Chapter 1266 Signs **Greene County Parcel ID# F19000100100000400.**

Swinger explained the request, stating that the applicant is requesting approval to place a sign that measures 2' x 8' or 16 sq. ft. in size, for a variance of 5 sq. ft. The reason for the variance is that the applicant would like the sign to be proportionate to the other signs in the village along Xenia Avenue, which tend to be larger. The second reason is that they would like to use as many of the existing holes already drilled into the building storefront where a sign was hanging before. This would mean a variance of 11.5%.

Shane Ayresman of Tweedledees stated his request as above.

Jacobs OPENED THE PUBLIC HEARING. There being no comment, Jacobs CLOSED THE PUBLIC HEARING.

The Clerk then read the Duncan Standards as follows, calling roll on each standard:

- (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; Salmonson: Y; Osterholm: Y; Jacobs: Y; Reed: Y
- (2) Whether the variance is substantial; Salmonson: N; Osterholm: N; Jacobs: N; Reed: N
- (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; Salmonson: N; Osterholm: N; Jacobs: N; Reed: N
- (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection; Salmonson: N; Osterholm: N; Jacobs: N; Reed: N.
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction; Salmonson: Y; Osterholm: Y; Jacobs: N; Reed: Y

- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; Salmonson: Y; Osterholm: Y; Jacobs: Y; Reed: Y
- (7) Whether the existing conditions from which a variance is being sought were self-created; Salmonson: Y; Osterholm: N; Jacobs: N; Reed: Y
- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Salmonson: Y; Osterholm: Y; Jacobs: Y; Reed: Y

Salmonson MOVED to APPROVE the variance as requested. Reed SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

- 2) **Variance Request** – R-A, Low Density Residential District – 405 Corry Street - Dirk Lackovich-van Gorp, on behalf of the Glen Helen Association, has submitted an application for a variance seeking relief from Chapter 1270.02 (c) Parking Lot Landscaping for a new parking lot at 1063 State Route 343 – Chapter 1264 Off-Street Parking and Loading; Chapter 1270 – Greenbelts and Parking Lot Landscaping . **Greene County Parcel ID# F19000100140005300.**

Swinger explained that Glen Helen Association owns 496.0710 acres on the eastern border of Yellow Springs. They have a parking lot located off Corry Street at their main entrance into the Glen. This new parking lot's location will be off the existing Glen Helen State Route 343 entrance, which also leads to the Outdoor Education Center.

The proposed parking lot will be 120' by 220' or 26,400 sq. ft., containing 82 parking spaces, which includes three ADA-compliant spaces. Planning Commission has previously approved their parking lot design under the provision of Chapter 1270.02 (c) and Chapter 1264 Off-Street Parking and Loading. Because GHA wants a waiver to the required tree lawn requirement for parking lots, they have submitted this variance request.

GHA is requesting a waiver to the landscaping requirements, which based on the number of parking spaces, require eight trees located in 10-foot wide islands inside the parking lot area. Staff recommends approval of the variance to remove the requirement of eight trees within the parking lot for two reasons, 1) the parking lot area will be surrounded by trees, and 2) the parking lot will not be located in area where it is visible to the public.

Dirk Lackovich van Gorp introduced the request as a member of the GHA Board. He advised that he is asking that the requirement for tree islands be eliminated as possibly interfering with winter plowing and potentially "getting in the way of an AES service truck".

Jacobs OPENED THE PUBLIC HEARING. There being no comment, Jacobs CLOSED THE PUBLIC HEARING.

The Clerk then read the Duncan Standards as follows, calling roll on each standard:

- (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; Salmonson: Y; Osterholm: Y; Jacobs: Y; Reed: Y
- (2) Whether the variance is substantial; Salmonson: N; Osterholm: N; Jacobs: N; Reed: N
- (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; Salmonson: Y; Osterholm: N; Jacobs: N; Reed: N
- (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection; Salmonson: N; Osterholm: N; Jacobs: N; Reed: N.
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction; Salmonson: Y; Osterholm: N; Jacobs: Y; Reed: N
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; Salmonson: Y; Osterholm: Y; Jacobs: Y; Reed: N
- (7) Whether the existing conditions from which a variance is being sought were self-created; Salmonson: Y; Osterholm: Y; Jacobs: Y; Reed: Y

- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Salmonson: Y; Osterholm: Y; Jacobs: Y; Reed: Y

Osterholm MOVED to APPROVE the variance as requested. Reed SECONDED, and the MOTION PASSED 4-0 ON A ROLL CALL VOTE.

- 3) **Variance Request** – R-A, Low Density Residential District – 1333 Corry Street – Valerie Kosheleff has submitted an application for a variance seeking relief from the required distance – Chapter 1262.08 (7) B. Location - Transient Guest Lodging
Greene County Parcel ID# F19000100170002100.

Reed RECUSED, due to potential conflict of interest, as he is a resident of the neighborhood.

Swinger noted that the applicant's father, Bruno Koshaleff will represent her interests, since she is unable to attend. Swinger commented that all abutting property owners as well as those across the street have registered their objection to the variance request. The applicant has provided a petition of those neighbors who are in support.

Swinger noted that only those air bnbs which are owner-occupied can be considered at this time.

Swinger explained that Planning Commission shall consider the proposed location relative to its proximity to other such uses in the vicinity in order to avoid an undue concentration that could have a negative effect on the surrounding neighborhood including affordable housing concerns. *In no case, can a transient guest lodging be located closer than 500 feet from another transient guest lodging, as measured from closest property line to closest property line.*

Koshaleff introduced himself as "the trustee of the property" and resident of Keene, NH.

Koshaleff urged commissioners to read "Valerie's petition". He stated that he had read all of the neighbors' objections and found them to be without merit.

Koshaleff commenced addressing each objection in each letter serially until asked to stop.

He then added that the proprietor would be sensitive to privacy, and that this use would not change the character of the neighborhood.

Mary Sims stated that Valerie intended to "rent the house part of the time, but only for large Village events". "In these instances, Valerie or I would be in the house to supervise," Sims said. Sims stressed that this would fulfill a need to provide Valerie with income.

Jacobs OPENED THE PUBLIC HEARING.

Susan Halm commented that she has never been bothered by a renter in that location previously. She said that while she would be fine with the home being rented month-to-month, but does object to its use as a TGL.

Marie Verandani objected to an earlier remark made by Koshaleff in which he rebutted her concern for privacy, stating that her yard could not be seen from the Koshaleff yard. Verandani asked why the "actual person who is asking for the use is not here." She noted that she does have parking concerns.

Wally Green, a neighbor, commented that there are other neighbors who have been unable to participate but who have objections to the use as an air bnb.

Boris Koshaleff commented that there is objection to change, characterizing the neighbors as fearful. He stated that the use will not change the character of the neighborhood.

Jacobs CLOSED THE PUBLIC HEARING.

Salmonson asked why Koshaleff prefers the air bnb over long term rental.

Salmonson asked whether there will be an owner of the house who will be living in the house.

Koshaleff responded that "the house is in a trust" and that while he lives in New Hampshire, the "nominal owner of the home, Ms. Sims" lives in the Masonic Home.

Jacobs explained that for the BZA to consider the variance, a property owner or their designee must live in the home full-time.

Swinger explained how residency is determined.

Koshaleff stated that “Valerie has been essentially homeless for over 15 years” and lives in California so that she can have MediCal to manage serious medical issues.

Jacobs received direction from Swinger that the applicant cannot qualify to operate an air bnb in the Village.

Swinger commented that a variance is permanent, and cannot be considered under these conditions.

Jacobs invited Koshaleff to withdraw the request rather than have it denied.

Koshaleff withdrew the request.

AGENDA PLANNING

There were no items for consideration.

ADJOURNMENT

There being no further business, Salmonson MOVED and Osterholm SECONDED a MOTION to adjourn. The MOTION PASSED 4-0 on a voice vote. Meeting ADJOURNED at 7:00PM.

Ellis Jacobs, Acting Chair

Attest: Judy Kintner, Clerk



TO: Board of Zoning Appeals
FROM: Denise Swinger, Zoning Administrator
MEETING DATE: Wednesday, June 14, 2023
RE: BZA04-2023 – re: Setback Variance

Variance Request – R-B, Moderate Density Residential District – 602 Robinwood Road
Alex Melamed, on behalf of Robert Libecap, has submitted an application for a variance seeking relief from Chapter 1260.02(a)(2) front yard setbacks for a porch addition.
Greene County Parcel ID: F19000100010001300

Notification of Public Hearing – A public hearing notification was provided in accordance with the Village’s zoning regulations including publication in the Yellow Springs News, mailed notice to abutting and adjacent neighbors of the property, and the posting of a sign on the property about the public hearing.

Background

Robert Libecap wants to build a new porch at the front of his house. He is proposing a 12 x 12 foot porch with a covered roof (**Exhibit A**). Because this property is a corner lot, it has two front yard lot lines, Robinwood Road and King Street. This variance request is for two variances (**Exhibit B**), a six-foot variance to the south (Robinwood) and a 3-foot variance to the east (King Street), leaving 14-feet of frontage on Robinwood and 17-feet of frontage on King Street. The property measures 8,500 sq. ft. and up to 3,400 sq. ft. of lot coverage is allowed. The current footprint is 1,414 sq. ft. With approval of the front porch, this will expand to 1,558 sq. ft., well below the lot coverage requirement.



602 Robinwood Road

VARIANCE CRITERIA

1278.04 Variances

The Board's power to grant variances from the dimensional provisions of the zoning code, including by way of example, lot size, width, setbacks, parking requirements and height, shall be in harmony with the intent and purposes of the code, as provided below.

(a) Variance Standards. Variances from the terms of the code shall be granted only where the applicant shows that the strict application of a zoning requirement causes practical difficulties in the use of the property. The factors to be considered and weighed by the Board in determining whether a property owner has encountered practical difficulties in the use of the property include, but are not limited to:

- (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;
- (2) Whether the variance is substantial;
- (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;
- (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection;
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the existing conditions from which a variance is being sought were self-created; and
- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(b) The Board shall determine, after weighing the factors described above and any other factors the Board deems relevant, whether the property owner has shown practical difficulties so inequitable as to justify granting a variance to the property owner.

STAFF RECOMMENDATION

Staff recommends approval of this variance request in order for the applicant to have a usable porch size of 144 sq. ft.

If you have any questions, please feel free to call me at 767-1702 or email dswinger@vil.yellowsprings.oh.us.

Respectfully submitted,

Denise Swinger
Zoning Administrator

Libecap Porch Addition

Robert Libecap
602 Robinwood Road
Yellow Springs, OH

EXHIBIT A

Zoning Information

Zoning District: R-B
Variance Request: Variance to front setback reduced to 14 feet to allow front porch.

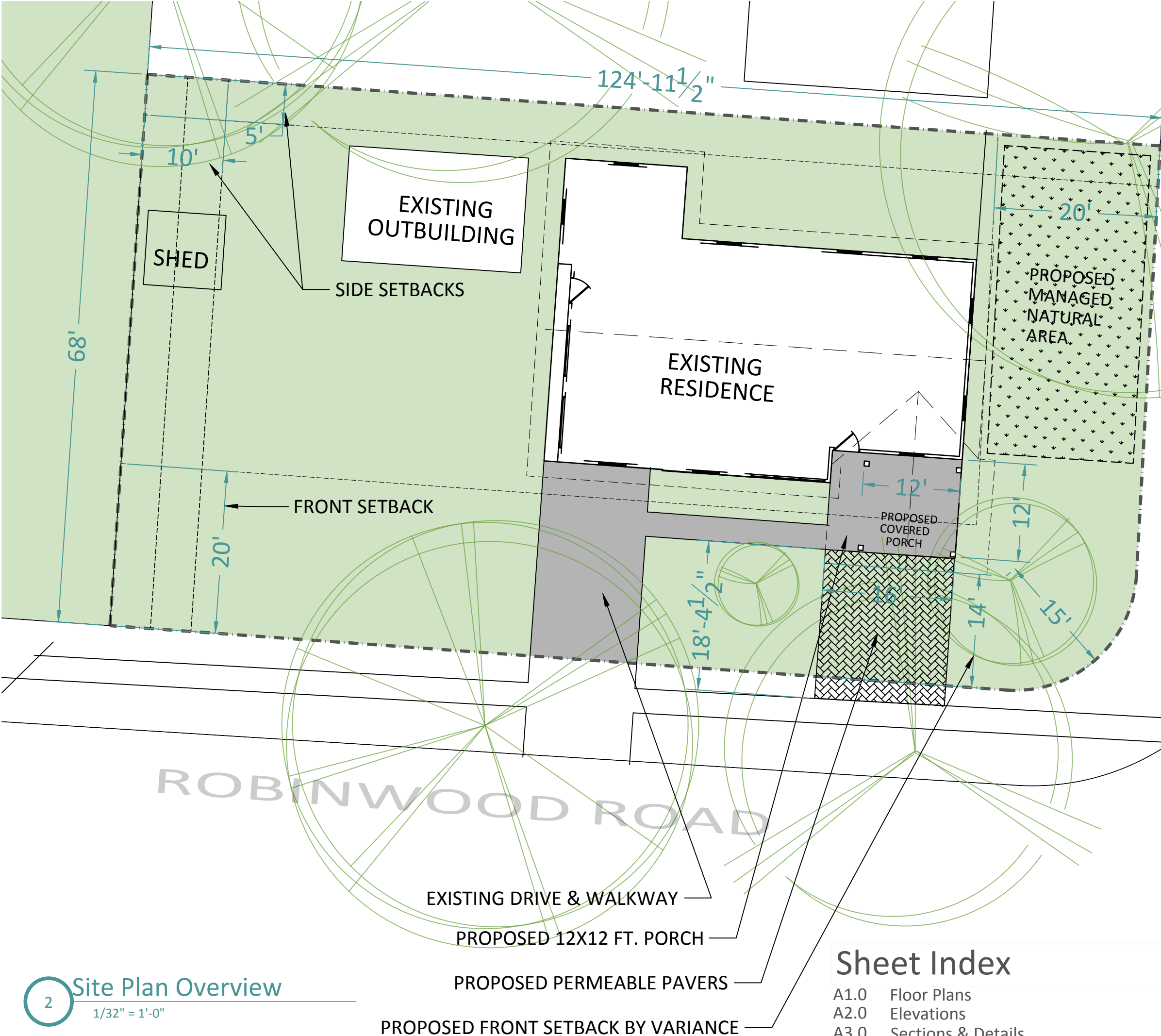
Lot Area	8488 SF		
Setbacks	Front 20 FT	Rear 20 FT	Side 15 (5 Min.) FT
Frontage:	187 FT		
Primary Structure	Conditioned Area: 1500 SF Unconditioned Area: NA		
Proposed Addition:	144 SF Unconditioned Porch		
Storm Water:	Managed Natural Area required (See Calc. Below)		

STORM WATER CALCULATION PER Yellow Springs Ordinances Chap. 12 Appendix A	
2900	Total Impervious Area (Square Feet)
1807	Runoff Volume (Gallons)
242	Treatment Volume (Cubit Feet)
Managed Natural Landscape	Storm Water Management Method 1
N/A	Storm Water Management Method 2
3	Number of Trees on Site
20	Length of Collector Area (Feet)
40	Width of Collector Area (Feet)
1	Depth of Collector Area (Feet)
800	Cubic Feet of Collector
0.5	Adjustment Factor for Method for:
0	Managed Natural Landscape
	Specific Deductions in Total Area for:
	N/A
	& N/A
2992	Adjusted Managed Volume (Gallons)
450	Volume Managed by Trees (Gallons)
3442	Volume Managed Total (Gallons)
1635	Gallons Managed Beyond Required

Notes:
-Managed Natural area to be cleared of lawn grass and planted with native flowers, shrubs, and grasses
-



1 Vicinity Map
NTS



2 Site Plan Overview
1/32" = 1'-0"

Sheet Index

A1.0 Floor Plans
A2.0 Elevations
A3.0 Sections & Details

Design Criteria

Building Code: Residential Code of Ohio 2019
Note: Foundation are designed on the assumption of soil bearing capacity of 1,500 PSF. It is the responsibility of the construction manager or general contractor to obtain soil tests and verify existing conditions and obtain engineering approval for bearing conditions.

Design Live Loads:
Floor Load = 100 psf
Roof Live Load = 20 psf
Ground Snow Load = 25 psf
Flat Roof Snow Load = 20 psf
Snow Exposure Factor (Ce) = 1.0
Snow Importance Factor (Is) = 1.1
Thermal Factor (Ct) = 1.0
Basic Wind Speed = 115 mph
Window Exposure = C

Seismic Design Parameters:
Seismic Use Group = II
Site Class = D
Design Category = B

Presumptive Soil Bearing Capacity:
Sand, Clayey Sand, Gravel,
Clayey Gravel = 1,500 psf

Minimum Uniformly Distributed Live Loads:
Attics with Storage = 20 psf

Attics without Storage = 10 psf
Decks = 40 psf
Guardrails and Handrails = 200 psf
Passenger Vehicle Garages = 50 psf
Rooms other than Sleeping Rooms = 40 psf
Sleeping Rooms = 30 psf
Stairs = 40 psf

Allowable Deflection of Structural Members:

Rafters with no No Ceiling Attached = L/180
Interior Walls and Partitions = H/180
Floors = L/360
All other Structured Members = L/240
Exterior Walls = L/240

Energy Compliance Path:
IRC 2018

Windows min. U-value = 0.3
Skylight min. U-value = 0.55
Ceiling Min. R-value = 49
Wall Min. R-value = 20
Mass Wall R-value = 13/17
Floor Min. R-value = 30
Basement Wall Min. R-value = 10/13
Slab Min. R-Value = 10
Crawl Space Wall Min. R-value = 10/13
Blower Door Max. ACH @ 50Pa = 3

General Notes

Project Description

Ranch exterior remodel including but not limited to a new wood framed porch and additional insulation added above roof deck with standing seam roof. Architectural detailing of the roof edges to be important area of attention. Minor demolition and site work required as well as concrete slab, framing, exterior trim, and roofing.

Project Materials

Materials are to be new condition or meet minimum requirements of designated use, and include the following categories:
Foundation: Turned down slab edge
Wall Framing: Post and Beam Porch
WRB & Air Barrier: Ice dam protection at roof edge
Roof Framing: Standard Framing
Roof Air Control Layer: Foam Layer
Roof: Standing Seam Metal, solar ready wiring
Construction to be consistent with best practice detailing with air layers and capillary breaks with flashing away from structure.
Finishes include the following: No interior work
The work includes selective site grading and excavation.
The following trades shall submit their own information for work in scopes:

Mechanical, Plumbing, Electrical

Contractor to verify existing conditions affecting work, and notify Design team of conflicts forthwith. Reasonable adjustment to dimensions acceptable in minor ways that conform to design intent. Direct questions to design team for clarification.

Contractor to coordinate the following items as design-built with client:

Media and Audio systems, Data distribution systems, Security and Fire systems
Contractor responsible for scheduling all inspections

Mechanical, Plumbing, Electrical notes are schematic and for design coordination with responsible trades

Product Description

Products, components, and systems as described in Construction Documents shall be used in the construction as specified. Substitutions must be approved by Owner with reasonable lead time. Interior finishes shall be submitted and approved by Designer or Owner prior to installation
Code conforming Framing per RCO 2019

Woods and Plastics

General Contractor shall be responsible for layout, accuracy of structure as plumb, square, and level as indicated in drawings. G.C. shall obtain engineering as necessary for headers, beams, girders, or roof trusses. Stairs shall have a maximum rise of 8 inches and minimum tread run of 10 inches. Minimum headroom in doorways and stairways to be 80 inches per RCO 311.7.
Handrails to be 36 inches AFF and to comply with RCO 311.7.8
Framing to comply with RCO 502, 602, Advanced Framing principles should be utilized
Headers for interior openings to be double 2x per RCO Table 602.7(1)
Header in Exterior Wall to be Rim Board Header When Possible as per RCO 602.7.2. Joists over openings at Rim Board Headers to have joist hangers installed. Single top plates are acceptable only if intersecting walls and corners use 3x6 inch splice plate and straight splices use 3x12 inch strap per RCO table 602.3.2 and all joists and trusses are stacked directly on studs within a 1 inch tolerance.
Floors to be minimum ¾" tongue and groove subfloor underlayment.
Exterior sheathing to be minimum 7/16 OSB exterior rated sheathing
All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved
pressure-preservative-treated.
Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1 as per RCO 502.11.1

Thermal and Moisture Protection

Doors, windows, and penetrations to the envelope require care to avoid thermal bridging and air leaks and shall be addressed as part of Air Barrier system as indicated in drawings.
General Contractor is responsible for adhering to air sealing and Thermal details specified in drawings and for enforcing detailing standards for subcontractors interacting with Air Barrier.
All duct work to be within the Thermal Envelope
Kitchen range hoods to be either charcoal filter recirculation type or exhaust no greater than 200CFM AND provide makeup air per RCO 2407.9.1
Foundation and lot drainage shall comply with section RCO 401.3 and 405

Finishes and Safety

Provide finishes per finish schedule specifications
Interior walls and ceilings shall be covered with min. ½" gypsum board, metal corner reinforcing, tape, float and sand (3 coats). Wet areas to use water resistant gypsum board (green board) for walls and ceilings.
Attached garages shall be completely separated from principle structure by minimum 3 feet or be finished with 5/8 inch type X drywall ceiling under habitable areas or ½ inch gypsum board applied in garage RCO 302.6
Smoke detectors to be hardwired and provided with battery backup. Smoke detectors to be located in each bedroom. Smoke and CO detector with photoelectric sensor to be located outside each sleeping area and on each story.

General Contractor Roles and Responsibilities:

Work shall comply with applicable codes and ordinances. The General Contractor (G.C.) shall be responsible for labor, materials, equipment, and subcontractors as required to perform work as described by Axis Architecture L.L.C. in these drawings. The G.C. shall be responsible for scheduling, delivery, installation, and payment of all labor, materials, equipment, and subcontractors as required to perform work as described by Axis Architecture L.L.C. in these drawings.
G.C. to schedule and coordinate all required inspections.
G.C. shall follow material and product manufacturer's recommendations and specifications for storage, handling, and installation. Deviate from manufacturer's instructions at G.C.'s risk.
The G.C. shall supervise general labor and subcontractors to verify work is performed at acceptable quality and to specification
G.C. to carry appropriate insurance and provide workers compensation as required by Ohio law.
All temporary utilities, systems and services to be coordinated by the G.C. including but not limited to electric, water, erosion mitigation, sanitary, and weather protection.
G.C. to coordinate with subcontractors for accommodation of services and equipment on the jobsite as well as obtaining required permits and inspections.

Earthwork

General Contractor responsible for site clearing, including removal of existing trees, stumps, and brush within the construction limits. G.C. to coordinate protection of designated trees with temporary fencing.

Excavation is to dug to designated depth and no deeper.
G.C. to coordinate removal, storage, and replacement of top soil for final grading, and acquisition of additional soils to meet grading requirements. Soils or sub grade debris unsuitable for use as back fill shall be removed from the site.
G.C. shall excavate to depths required to meet design intent of drawings and specifications. Conditions to be field verified prior to construction.
Final grading to provide for positive drainage away from the structures including after reasonable expected settling.
Foundation waterproofing and surrounding soils to meet requirement of section RCO 405 & 406

Concrete & Masonry

General Contractor shall be responsible for staking footprint of structural footings, foundations and walls.
G.C. shall coordinate scheduling and placement of all concrete.
Garages and carports to comply with RCO Sections 309.1 and 506 regarding slope, fill, site prep, and vapor barriers. Concrete for garages and carports to minimum 4" and 4000 PSI rating with min. 6x6 10/10 Welded Wire Fabric on minimum 4" gravel bed.
All footings to be poured to a minimum frost depth of 32 inches below finished grade unless specifically noted otherwise as part of shallow frost protected slab.
Footings to consist of minimum 3000 PSI concrete and bear on either undisturbed earth or engineered compacted fill. Refer to RCO 403.1.3 or ASCE 32
Concrete flat work to be minimum 4000 PSI rated concrete with minimum 4 inch thickness and minimum 4" gravel bed.
Installation and Storage of Masonry products shall comply with the standards specified by the Brick Institute of America.
G.C. shall be responsible for the layout and accuracy of masonry application.

Axis
Architecture

Ted Donnell, Architect
205 N Walnut Street, Yellow Springs, Ohio
ted@axis-arch.com
www.axis-arch.com
P: (937) 654-7501

FOR
LIBECAP PORCH ADDITION

Robert Libecap
Address:
602 Robinwood Road
Yellow Springs, Ohio 45387

REVISIONS / SUBMISSIONS		
NO.	DESCRIPTION	DATE

COVER
SITE PLAN

Drawn By:	DESIGNER
Scale:	SCALE
Job No.:	JOB-NO

T0.0

3-31-2023



Board of Zoning Appeals Public Hearing Request: Variance

Planning & Zoning Department
100 Dayton St, 2nd Floor
Yellow Springs, OH 45387
Office: (937) 767-1702
Fax: (937) 767-3720

[FOR OFFICE USE ONLY]

Case #: BZA04-2023Hearing Date: 6/14/2023

Applicant Information

Property Address:	602 Robinwood Rd, Yellow Springs, Ohio		
Property Owner:	Robert Libecap	Phone:	937.269.5006
Mailing Address:	602 Robinwood Rd	Email:	robert.libecap@gmail.com
Applicant Name:	Alex Melamed	Phone:	850.766.6023
Applicant Address:	205 N Walnut St	Email:	alex@axis-arch.com

Project Information

I am requesting a variance on the dimensional requirement as outlined in (cite Zoning code section): Table 1248.03a

Description:

Robert is planning a new porch for the front of his house. In order to be able to make it large enough to be useful he would like to encroach into his front yard.

Dimensions of Project & Total measurement of Variance requested:

The 12x12 foot porch will overlap the front yard by 6 feet to the south including overhang and 3 feet to the east including overhang.

Site Plan Attached: ☒ Stormwater Mitigation Plan Attached: ☒

I understand that approval of this application does not imply approval for any administrative review, conditional use permit, variance, or exception from any other Village regulations which are not specifically the subject of this application. I understand that I remain responsible for satisfying requirements of any easements or private restrictions or covenants affecting the property.

I understand that the Village is not responsible for inaccuracies in information I have presented, and that inaccuracies may result in the revocation of any Zoning permit as determined by the Village. I further certify that I am an owner, or lessee, or agent fully authorized by the owner to make this application. I understand any statements made to me about the time required to process this application are general estimates and not binding. Further, I understand that it may be necessary for the Village to request additional information and clarification after I have submitted this application and accompanying documentation.

I understand this application is a public record and the property will be posted with signage by Village staff prior to any public hearings and that I am responsible for the cost of repair or replacement if such signage is damaged or removed by non-Village personnel.

I hereby certify under penalty of perjury that I am the applicant and the information and statements I have given on this application, drawings, and specifications are, to the best of my knowledge, true and correct.

Applicant Signature: *Alex Melamed* Date: 4-27-23

FOR OFFICE USE ONLY

Zoning Fee: \$ <u>200.00</u>	Payment Type: <input checked="" type="checkbox"/> Check <input type="checkbox"/> Cash <input type="checkbox"/> Card	Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Other fees: \$ _____	Zoning District: <u>R - B</u>	Permit Number: _____
	<u><i>Danese Dine Zoning Adm.</i></u>	<u>5/4/2023</u>
Total \$ <u>200.00</u> pd.	Zoning Official Name and Title	Date

5/4/23