

HEARING DATE: **Monday, January 26, 2026**

BZA NO: BZA25-00057

APPLICANT: Howard Quinn

SITE LOCATION: 2255 Central Grove

ZONING DISTRICT: RS9

SWO or NOL Issued: **N/A**

CODE DESCRIPTION: 1108.0203 Buffer and Screening Requirements.

A. Intent. The intent of this section is that effects of incompatible land uses on abutting properties be reduced by requiring screening and buffering between the uses in order to minimize the harmful impacts of noise, dust and debris, headlight glare, and other objectionable activities by an adjoining or nearby use. The buffer provides transition between the incompatible uses by requiring a landscape yard of a minimum specified depth along the shared side and/or rear property lines. The purpose of the screen is to provide a year round visual obstruction.

G. Dumpster/Trash Receptacle Screening.

1. Screening must be a minimum height of 6 feet.
2. All four sides of the dumpster must be screened.
3. The screen should incorporate access to the dumpster by using a wooden fence or other opaque device to serve as a gate.
4. Screening materials can be any combination of evergreen plantings, fence or wall structure.
5. A dumpster may not be in any required setback or landscape buffers and shall be located as far away from residential areas as possible.
6. Dumpsters and trash receptacles serving commercial or industrial uses may not be located in Residential Districts.
7. Dumpsters may not be located in the public right-of-way as stated in Section 1361.10(b)(10) of the Building Code.

1108.0404 Walls, Fences or Berms.

A wall, fence, or berm, whether or not intended to satisfy the landscape and screening requirements of this chapter, must comply with the following standards.

A. Walls. Any wall must be constructed to be durable, in brick, stone, or other masonry materials as approved by the Planning Director.

ANALYSIS: Applicant requests to install a six foot stockade fence to enclose dumpster area within the front yard setback.

BOARD ACTION:

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

| | |
|--------------------|--|
| HEARING DATE: | Monday, January 26, 2026 |
| BZA NO: | BZA25-00060 |
| APPLICANT: | Douglas Williams |
| SITE LOCATION: | 325 Whittemore St |
| ZONING DISTRICT: | 10-RD6 |
| SWO or NOL Issued: | N/A |
| CODE DESCRIPTION: | <p><u>1105.0301(A) Residential Districts.</u></p> <p>The following standards apply in all Residential districts:</p> <p>A. Fences or hedges shall not exceed 3½ feet in height in the front yard.</p> <p><u>1107.1202(A) Setbacks.</u></p> <p>A. Residential Districts. In Residential Districts:</p> <ol style="list-style-type: none"> 1. No parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway; 2. The paved area of driveways serving detached houses, attached houses, or duplexes may not cover more than 40 percent of the front yard up to a maximum driveway width of 24 feet; 3. Off-street parking spaces are prohibited within required landscape buffers; 4. Off-street parking areas serving multi-dwelling and nonresidential uses must be set back at least 10 feet from all RS and RD Zoning Districts. See Chapter 1108 for applicable landscaping and screening requirements; and 5. See also Section 1105.0204, Rear Yard Coverage in Residential Districts, and Section 1105.0600, Residential Garages. <p><u>1107.1906(B) Surfacing and Drainage.</u></p> <p>Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways shall be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater system subject to the regulations and approval of the Department of Public Utilities.</p> <p>(Ord. 155-16. Passed 4-26-16.)</p> <p>B. All off-street parking, loading and other vehicle circulation areas shall be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.</p> <p><u>1107.1802(C) Recreational Vehicles, Recreational Equipment and Utility Trailers.</u></p> <p>Outside parking or storage of recreational vehicles, recreational equipment and utility trailers in a Residential district is subject to the following standards.</p> <p>C. Recreational vehicles, recreational equipment and utility trailers must be located 3 feet or more behind the front building line of the main residential structure on the parcel. This requirement applies on both lot frontages of a corner parcel.</p> <p><u>1105.0200 General standards.</u></p> <p>All accessory uses and structures shall comply with the following standards unless otherwise stated.</p> <p>ANALYSIS:</p> <p>Applicant requests a variance in order to maintain a 6 foot privacy fence in front yard setback, maintain an accessory structure in the front yard setback, and install a gravel area for parking in front yard setback.</p> |

BOARD ACTION:

| MOTION APPROVE/DISAPPROVE: | TO | 1 ST /2 ND MOTIONS | 1 ST /2 ND IF 2 ND MOTION | YEA | NAY | ABSENT | RECUSE | LEFT VOTE TAKEN | BEFORE |
|-------------------------------|----|---|---|-----|-----|--------|--------|-----------------------|--------|
| Christy Soncrant | | | | | | | | | |
| Vanice Williams | | | | | | | | | |
| Devon Overton | | | | | | | | | |
| Julia Randles | | | | | | | | | |
| Eric Craig | | | | | | | | | |
| Robert Pasker | | | | | | | | | |
| Nathan Knapke | | | | | | | | | |

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:

HEARING DATE: **Monday, January 26, 2026**

BZA NO: BZA25-00062

APPLICANT: Kim Harvey

SITE LOCATION: 2616 Glendale Ave

ZONING DISTRICT: 10-RS6

SWO or NOL Issued: **N/A**

CODE DESCRIPTION:

1105.0302

1105.0302 Commercial and Industrial Districts.

The following standards apply in all Commercial and Industrial districts:

1. Fences shall not exceed 3 ½ feet in height in the front yard.
2. Fences shall not exceed 10 feet in any other location on a lot.
3. No part of any fencing or swing gate shall extend into the public right-of-way.
4. If the site does not have a primary structure, the area between the front property line and the required front setback listed in Sec. 1106.0100 is defined as the front yard.

ANALYSIS: Applicant requests to maintain as installed a 6 foot fence in the front yard setback.

BOARD ACTION:

| MOTION APPROVE/DISAPPROVE: | TO | 1 ST /2 ND MOTIONS | 1 ST /2 ND IF 2 ND MOTION | YEA | NAY | ABSENT | RECUSE | LEFT VOTE | BEFORE TAKEN |
|-------------------------------|----|--|---|-------|-------|--------|--------|--------------|-----------------|
| Christy Soncrant | | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Vanice Williams | | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Devon Overton | | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Julia Randles | | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Eric Craig | | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Robert Pasker | | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Nathan Knapke | | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

VOTING RESULTS:

APPROVED _____ DISAPPROVED _____ DEFERRED _____ WITHDRAWN _____

CONDITIONS OF APPROVAL:
