

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 5:30 PM

Wednesday, July 3, 2024

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order at 5:30 PM and asked for Roll Call.

Roll Call: Mrs. Paula Hay, Mr. Richard King, Mrs. Sandy Boucher, Mr. James Graham, and Mr. Vern Flowers

Absent: none

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the June 5, 2024 meeting.

A motion was made by Mr. Flowers and seconded by Mr. Graham to approve the minutes.

VOTE YES: Mr. Flowers, Mr. Graham, Mr. King, Mrs. Hay, and Mrs. Boucher

VOTE NO: none

Motion Carried

Case # 24-17 – Applicant: Ann Smith - Property address: 145 Depot Street - Request: A variance to exceed the allowable lot coverage and required setbacks.

Chairperson Hay explained the public meeting process.

Public hearing opened at 5:32 PM

Ms. Kristie West, Staff, stated that the property is in an R-3 with 25% allowable lot coverage. The current lot coverage is at 41%. With the new request it would make the lot coverage 51%. The variance request is for both the required setbacks and lot coverage.

Ann Smith (Applicant), stated that she is asking for a variance at the garage to put a lean to on the north side. This is the side that is next to her home. She said in 2018 she was approved for a garage to have a five-foot set back.

Chairperson Hay asked if there was anyone that would like to speak for or against this case.

Mr. Graham asked if this would interfere with any of the neighbors.

Ms. Smith said no it would not.

Chairperson Hay said that she has a concern with the lot coverage and being in an R-3.

Ms. Smith said that this was previously approved and did not know it would expire.

Mrs. Boucher said that the variance then was for the other side and the back not this side.

Ms. Smith said that does not make any sense if you allowed a variance on the side of the neighbors why wouldn't you allow a variance on the side next to her property. Ms. Smith said it has been suggested that she get a survey and combine the lots but she does not want to do that.

Mr. King asked if she had a drawing of what she was putting there.

Ms. Smith showed the board the original plan.

Mr. Flowers asked when you put in the pole barn was the lean to part of this.

Ms. Smith said it was but then she took it off.

Public Hearing Closed at 5:44PM

Case # 24-17 – Applicant: Ann Smith - Property address: 145 Depot Street - Request: A variance to exceed the allowable lot coverage and required setbacks.

A motion was made by Mr. Graham and seconded by Mr. Flowers to approve the variances for the allowable lot coverage and required setbacks. This approval expires in 12 months.

VOTE YES: Mr. Graham, Mr. Flowers, and Mr. King

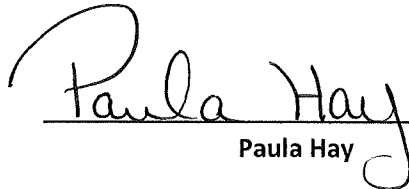
VOTE NO: Mrs. Boucher

Motion Carried

Chairperson Hay adjourned at 5:49 PM

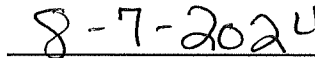
ALL IN FAVOR

Chairperson:



Paula Hay

Date:



Respectfully submitted:

Kristie West, Staff

Department of Development