

## **West Scioto Area Commission – Zoning Committee**

December 4, 2019

Meeting was called to order at 7:05 p.m.

Commissioners Endicott, McKinley, Cabral, Weber, Leppert,, and Cabus were present.

Vickie and Jim Farmbrook attended and presented on BZA 19-126, 3627 Rochfort Bridge Drive, Parcel ID 560-173877-00

City told them they could not park the camper in the driveway. They applied for a variance, which was denied. City told them they could park it in the backyard if they had an approved surface, which they did. Put up a 6' privacy fence to protect their kids. In 1999 cited for fence by building and development department (city). Robert Burns was citation officer at the time, they built a new fence and it was closed. Code enforcement (Travis Wilcoxan) issued a citation for driveway and vision clearance/fence. Sept. 19 revised number 4 citation, driveway expansion, zoning clearance, fence violation. Asking for variances to keep property as it is and has been for the last 40 years. Need variance to protect themselves and future property owners when they have to sell.

No records on curb permit from concrete work by Bailey concrete. City has said it is fine but they want it addressed to prevent any future issues.

She knocked on all neighbors doors and the neighbors are supportive.

Gravel pad was “grandfathered in” In 2013 it was changed to a concrete pad. 1 ton pickup truck is always parked on the extended pad. It does not fit on the west half of the driveway.

Zoning manager provided other variances that they should consider. (Handout provided)

12 of the 15 neighbors surrounding them wrote letters in support

Commissioner Endicott asked if they knew how it became an issue. Can make a public records request to get the information from 311. Informal meeting with the city, they were told there were several issues that they could drop. They want to just go through this process one time and not be subject to another complaint.

Commissioner Endicott called for a vote to recommend the application be approved.

All commissioners voted in the affirmative. Variance application was recommended for approval unanimously by the zoning committee.

Commissioner Cabral raised the Development Commission meeting that is coming up on the project on Trabue Road that has been previously disapproved by both the Zoning Committee and the entire Area Commission. Discussion was held about the various changes that were made and residents were told that the meeting is next Thursday, December 12 2019 at 6:00 p.m. at the Michael B. Coleman center if they are interested in attending.

Calendar for Zoning meetings in 2020 was distributed to all committee members. The calendar includes the deadline by which zoning applications would need to be submitted to be heard at the subsequent meeting.

Department of Neighborhoods Proposed Best Practices – discussion was held briefly about the recent changes. 7 pages Best Practices was distributed yesterday via email.

Citizen's portal – do not try and log in; just go straight to the search per city zoning training

Chairman Endicott wanted to revisit the recommendation form. He would want to send this completed form to the entire commission. A form was filled out for the application that was presented at tonight's meeting.

Commissioner Cabral raised the Development Commission Meeting again. She indicated that she is upset about the way the developer is handling it. Commissioner Endicott indicated that they are not required to come before us again because of the way the rules are.

Some additional discussion was held about the changes that were discussed on site between the developer and the residents a few weeks ago. Commissioner Cabral asked if any of the agreements that were made verbally out at the site were put into writing since that time.

The revisions to the plan were discussed so that Commissioner Weber, who wasn't present at the last meeting could get updated on the revisions.

Commissioner Cabral had some additional questions about discussions that were held out at the site with the neighbors. The developer indicated that with property owner permission that they would fix the drainage issue on their property. There was some discussion about putting that in writing.

Commissioner Cabral also raised the issue about traffic in that area. She asked if we should get everyone that has jurisdiction over the traffic to the table to discuss the issues and how to fix them.

Commissioner Weber reiterated his concerns over the density of the project.

The meeting was adjourned at 8:30 p.m.

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