

# Washington Township Board of Zoning Appeals

## Meeting Agenda

Monday, November 28, 2022, 6:00 PM

The public hearing will be held in the Blair Meeting Room of the Washington Township Government Center, 8200 McEwen Road, Dayton, Ohio.

1. Pledge of Allegiance
2. Attendance/Excuse Absent Board Members
3. Approval of Minutes
4. New Business
  - a. A-1878 Ashford Construction and Development; Congress Park Storage Inns of America, LLC  
Variance request to increase the allowable height of fencing in a front yard of a non-residential land use from 4' to 6' on property located at 979 Congress Park Drive. (Continued from October 24, 2022)
  - b. A-1879 Brooke Amos; Herbert & Christine Wells  
Variance request to allow "incidental farming" (chickens) on a residentially zoned property located at 7939 Normandy Lane. (Continued from October 24, 2022)
  - c. A-1880 Brian Weaver (ALT Architecture); Blair & Katherine Cornell  
Variance request to increase the allowable area and height of a detached accessory structure (pool house) from 720 square feet to 1,215 square feet (area) and from 15' to 22' (height). Use variance request to allow an automatic pool safety cover in lieu of required 4' minimum height wall or fence on property located at 1934 Nutt Road. (Continued from October 24, 2022)
  - d. A-1881 William J. McManus Jr., McManus and Associates LLC  
Conditional Use request to allow short-term rentals (periods less than 30 consecutive days) of a single-family residential property on property located at 6118 Millbrook Drive.
  - e. A-1882 Brad Huffman  
Variance request to increase the allowable area of a detached accessory structure (pool house) from 720 square feet to 1,247 square feet on property located at 975 W. Social Row Road.

f. A-1883 Tricia and Troy Wilbanks

Variance request to increase the allowable height of fencing in the secondary front yard of a single-family residential property from 4' to 6'. Use variance request to allow a detached accessory structure (shed) in the secondary front yard of a single-family residential property on property located at 8962 Fox Hollow Ct.

5. Next Regular Meeting – December 19, 2022

**FORMAT**

- I. Call to order
- II. Administrative business
- III. Cases
  - A. Opening of case
  - B. Staff presentation
  - C. Board questions for staff
  - D. Applicants presentation
  - E. Board questions for applicant
  - F. Citizens questions, concerns, and comments
  - G. Final questions from Board
  - H. Closing of hearing
  - I. Board deliberations and decision
- IV. Other Business
- V. Adjournment

**NOTE:** Individuals wishing to voice their opinions and comments must:

- Sign the sign-in sheet located on the table by the meeting room entrance.
- State name and address

Written comments are also welcome. Please send written comments to Washington Township Board of Zoning Appeals, 8200 McEwen Rd, Washington Township, Ohio 45458

PLEASE NOTE: Any person who has extenuating circumstances, which causes hardship in sitting through lengthy meetings should notify staff prior to the start of the meeting. For special circumstances, the meeting agenda may be modified to address special needs of the audience.