

CITY OF SOUTH LEBANON BOARD OF ZONING APPEALS AGENDA



**Board of Zoning Appeals Meeting
6:00 PM Tuesday, April 25, 2023**

**South Lebanon Municipal Building
10 N. High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Roll Call
3.	Pledge of Allegiance
4.	Review and Approval of Minutes A. Minutes of March 15, 2023
5.	Public Hearing A. Open Public Hearing B. Case 2023-02BZA–Request for a variance to permit a detached accessory structure in the side yard at 377 Vista Ridge Drive, Lot 80A, Vista Pointe Section 5 Subdivision C. Close Public Hearing
6.	Old Business – None
7.	New Business A. Case 2023-02BZA – Request for a variance to permit a detached accessory structure in the side yard at 377 Vista Ridge Drive, Lot 80A, Vista Pointe Section 5 Subdivision.
8.	Adjournment



City of South Lebanon
10 N. High St. South Lebanon, OH 45065
(513)494-2296 Fax: (513)494-1656
www.southlebanonohio.org

BOARD OF ZONING APPEALS
MEETING MINUTES
March 15, 2023
6:00 p.m.

Present Members:

Dennis Rahe (Chairman)
Bill Pollack
Rolin Spicer

Absent Members:

Larry Sargeant

Staff:

Jerry Haddix,
-Administrator
Karen Woodward
-Clerk

1. Dennis Rahe called meeting to order.
2. Roll Call. Dennis Rahe, Bill Pollack, and Rolin Spicer were present.
3. Pledge of Allegiance.
4. Election of Officers, Next agenda item is election of officers. We have an empty chair. Motion to elect a new chairman. Mr. Rahe has volunteered. Motion presented by Mr. Pollack, seconded by Mr. Spicer. Vote was taken. Motion carries.

Next is to elect a Vice Chairman. Mr. Rahe nominates Mr. Spicer, seconded by Mr. Pollack. Vote was taken. All yeas.
5. Review and Approval of Minutes of June 6, 2022, Motion to approve made by Mr. Pollack, seconded by Mr. Spicer. Vote was taken. Motion approved.

6. **Public Hearing:** Chairman Dennis Rahe opened the floor for the public hearing. Chairman, Dennis Rahe stated: “The Board of Zoning Appeals of the City of South Lebanon shall come to Order for the hearing scheduled at 6:00 p.m. on March 15, 2023, for BZA Case No. 2023-01BZA.

Chairman Dennis Rahe asked the Clerk to supply responses to the following questions on the record:

- i) Which Newspaper(s) of general circulation in the City were used to publish notice of this hearing? “*Cincinnati Enquirer.*”
- ii) Whether the newspaper or newspapers provided the BZA with an affidavit of proof of publication. “*No affidavit to date.*”
- iii) The date the affidavit indicates the notice was published, “*Notice was published on March 3, 2023.*”
- iv) The Content of the publication by reading the publication. “The City of South Lebanon Board of Zoning Appeals will hold a public hearing on Wednesday, March 15, at 6:00p.m. in the Council Chambers located at 10 N High St, South Lebanon, Ohio 45065.

The Purpose of the hearing is to receive public comments on an application for a variance to the minimum fence height surrounding a proposed private swimming pool from 6’ to 4’ at 151 Bridgewater Drive in the City of South Lebanon.

Information about the hearing is available for review at the City Municipal Building between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Interested persons may appear and be heard with respect to the proposed application. Comments may also be submitted in writing to Jerry Haddix, City Administrator, 10 N High St, South Lebanon, Ohio 45065 or emailed to jhaddix@southlebanonohio.org.”

- v) The date written notice was of this hearing was mailed by 1st Class Mail to the Applicant, “*March 2, 2023.*”
- vi) The content of the written notice to the Applicant by reading the notice, “*same as previous notice.*”

Next, the BZA will hear from the Zoning Administrator. Would the Zoning Administrator come forward to the microphone and raise your right hand and I’ll administer an oath to you:

DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER OATH, TO TELL THE TRUTH THE WHOLE TRUTH AND NOTHING BUT THE TRUTH SO HELP YOU GOD, IF SO, ANSWER: “*I DO*”

Chairman Dennis Rahe stated: I would now ask that the Zoning Administrator provide the BZA with testimony as to the following:

- i) the date the Application was filed,” *2/17/2023*”
- ii) the identity of the APPLICANT, *“Angie Guilfoyle”*
- iii) the identity of the Owner, if different than the APPLICANT, and the authority of the APPLICANT to act on the Owner’s behalf, *“Same as applicant”*
- iv) the Property location, Parcel # and any other identification of the Site for which a variance has been applied for; *“151 Bridgewater Dr., Lot 19 of Rivers Edge Subdivision, Parcel #12-01-476-018-0”*
- v) the Size of the Site; *“.32 acres”*
- vi) the Site’s current Zoning designated on the official Zoning Map;” *RI-PUD”*
- vii) the existing Land Use of the Site and any relevant background; *“Existing use is single family residential detached unit”*
- viii) Specifically, from what Zoning Regulation is a variance being sought, *“This is the swimming pool regulation, to reduce the size of the fence surrounding the swimming pool from 6’ to 4’. That’s actually section 15.11.7.”*
- ix) Specifically, what is the amount of the variance being sought, *“They are requesting a 2’ reduction in the height of the fence.”*
- x) each document that has been filed by the APPLICANT, *“The applicant has filed a BZA application, a proposal for a fence that was installed in 2021, a zoning application, along with a quote from ACR Concrete, Gunite pools, property owners surrounding and adjacent to the property.”*
- xi) what explanation do the documents provide for why the variance is needed, *“The applicant installed the fence in 2021 as a 4’ fence, at that time was not planning on installing a swimming pool which requires a 6’ fence or 4’ fence with retractable pool cover.”*
- xii) whether the APPLICANT has complied with the Application requirements in Section 15.5.5 of the Zoning Regulations, *“Yes all the application requirements have been met.”*

- xiii) any recommended conditions and safeguards, if any, to ensure that the objectives of the Zoning Regulations to which the variance may apply will be met, “If approved by the BZA. If the BZA approves the variance I recommend the installation of a pool sensor, a motion detector that the applicant has provided as well as an alarm on the door, that was provided in the application.”
- xiv) Does the Applicant or Applicant’s Attorney have any cross-examination questions for the Zoning Administrator? “No”

This is a Hearing to consider the VARIANCE Application filed pursuant to Section 15.5.4 of the Zoning Regulations. This hearing must be conducted as a quasi-judicial administrative hearing. The hearing will be conducted based on the following ORDER and RULES. Mr. Rahe read The Order for Proceeding.

The VARIANCE applied for herein seeks relief in the form of a deviation or reduction from the dimensional and/or numeric minimums or maximums required in Section 15.11.7(3) of the Zoning Regulations for the fence height surrounding a private swimming pool , to-wit: from the required six feet to four (4) feet, which may be granted by the BZA after conducting a hearing and considering certain review criteria and applying such to the application and supporting documents, as well as the testimony and evidence presented during this Hearing. The applicable Standards and Review Criteria to be applied are in Sections 15.5.4 and 15.5.5 of the Zoning Regulations, or any additional conditions and safeguard deemed necessary by the BZA in accordance with Section 15.5.6 of the Zoning Regulations.

In application, Section 15.5.4 provides the following Standards:

- i) the variance shall not be contrary to the public interest; and,
- ii) owing to special conditions, a literal enforcement of the applicable zoning provisions would result in unnecessary hardship; and,
- iii) no non-conforming use of neighborhood lands, structures, or buildings in the same Zoning District, and no permitted or non-conforming use of lands, structures, or buildings in other zoning districts shall be considered grounds for issuance of a variance; and,
- iv) a variance shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of the Zoning Regulations would result in unnecessary hardship.

In application, Section 15.5.5 requires the BZA to consider the following Review Criteria:

- a) the granting of the variance shall be in accordance with the general purpose and intent of the Zoning Regulations applicable to the Zoning District in which the Site is located, and shall not be injurious to the area, or otherwise detrimental to the public welfare;
- b) the granting of the variance will not permit the establishment of any use which is not otherwise permitted in the Zoning District;
- c) there must exist special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict

application of the provisions would deprive the APPLICANT of the reasonable use of such land or buildings, but mere loss in value shall not justify a variance, there must be deprivation of beneficial use of the land;

- d) there must be proof of hardship created by the strict compliance of the Zoning Regulations, but it is not sufficient proof of hardship to show that greater profit would result if the variance were granted, and the hardship complained of cannot be self-created, nor can it be established on this basis by one who purchases with or without knowledge of the Zoning Regulations – it must be suffered directly by the property in question, and evidence of variances granted under similar circumstances need not be considered.
- e) the granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose;
- f) the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion upon the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair the property values of the adjacent area; and,
- g) the granting of the variance requested will not confer on the APPLICANT any special privilege that is denied by this regulation to other lands, structures, or the same Zoning District.

At this time, I would ask that any person who thinks they might testify this evening to stand where you are, if you are able, and raise your right hand and I'll administer an oath to all of you:

DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER OATH, TO TELL THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH SO HELP YOU GOD, IF SO, ANSWER: "I DO"

Angie Guilfoyle, Ryland Peters, Sherry Peters, Caleb Mader, were all sworn in.

Chairman, Dennis Rahe states: The BZA now asks the APPLICANT or APPLICANT's attorney to come forward and present APPLICANT's case. I would ask that the APPLICANT and any witness called on the APPLICANT's behalf must begin by stating his or her name, mailing address and affirm he or she has been sworn or affirmed the oath before testifying.

Ms. Angela Guilfoyle approached the podium and presented her case. Ms. Guilfoyle states "I appreciate you hearing me tonight with my appeal. I do want you to realize I looked into all of the possibilities, given I had installed the fence in October 2021. I also included a few visuals of what the fence looks like. It's an aluminum 4' fence, installed by Ashlee Fence. It has vertical slats, and I wanted the design of the fence to be taken into consideration. I looked at all, once I found out when I had agreed to install the pool with ACR Gunite Pool. We then discovered the fence needs to be 6'. I looked at all options. I did some research. I did look into the automatic cover. I knew the automatic cover wasn't going to be something feasible with the site and size of the pool. It's actually 24' x 12', so it's not going to be a very large pool to begin with and with the shape of it, it wasn't going to be a possibility. So, I did speak already with the companies to have the gate have additional security locks put in place. I did include those in the paperwork as well. They have an audio alarm to them so it will sound if anyone is able to get into those after they've been

activated. I have two different gates, one in the back and one in the front. I could have those installed at both gates. I also looked into the pool alarm system, which can be activated in multiple ways, including an audio way. Plus, security cameras are already installed that also face the pool and they set an alarm on my phone a notification if there is any movement or anything like that. That's another additional security measure that I have already in place. Also, I looked into Ohio Laws, and I understand that 4' is what is typical in Warren County for pools. However, safety is my number one priority. I have a second grader and a seventh grader, and a seventh grader and they have friends that they will want to have come over and I also understand that there is roughly 10 families in my neighborhood that have children, some of them small children. So safety is my number one priority and I'm willing to put all other additional safety measures in place to make sure that my pool is secure at all times. I also brought the brochure that ACR is going to be using for the actual pool cover that ACR is going to be using to model to. They recommend this for durability, and you could even drive a car on. That would be used during the off season and that's actually in my estimate. My estimate is part of that. So, it's approximately \$4000.00 for that pool cover. So that pool cover could also be used as an additional safety measure with the pool isn't being used. So, the reason I wanted to look into all these safety measures is because the fence was fairly new and in excellent shape and I know my daughter, neither one of them can, certainly my oldest daughter is actually a pole jumper, she's doing a pole jump tonight. She's an athlete. I know neither one of them can get over that 4' fence, there's absolutely no way. So, unless they had some sort of obstacle, if there was some sort of way, I have other safety precautions in place to make sure the pool maintains a safe environment for our neighborhood, where multiple ways to alarm myself or surrounding neighbors, if a child somehow got into that pool area. So that was kind of all the work I put into presenting to you guys today. I also looked to at the direct overhead map and I walked the area last night because I like to walk the multiple Stonebrook, Stonelake and the neighborhoods in South Lebanon. Just within a half mile there are four ponds right now that are very accessible to children in my neighborhood, in Stonelake, without any fence at all. I lived in Thornton Grove until 2021 until I moved to Bridgewater Dr. and there was a young child that drowned unfortunately, in the pool and my girls and I actually were part of the search party looking for her. I understand the dangers that there are, you know with bodies of water, with children. However, I do believe that everything I'm doing and putting in place and the people I have to support me, it would not be an issue, in regard to safety and children in our neighborhood, in River's Edge. I did bring with me Caleb Mader. He is actually going to be opening and closing my pool. He does many in the area as well. He has a wealth of knowledge just in general with the safety of maintaining a residential pool. I also brought a few of my neighbors with me. Ryland and Sherry Peters, who are the first house on the left and then also Anthony Cook, who is the third house on the right coming into Bridgewater. So, they are on my street, and they all have children as well, that are in support of the appeal. That's it."

If the APPLICANT has no further witnesses to present, is there anyone who wants to testify as a PROPONENT in SUPPORT of the VARIANCE Application. If so, you must come to the

microphone and please start by stating your name, mailing address and whether you have already been sworn or affirmed the oath.

Caleb Mater, 3169 Shadow Ridge Dr, Loveland Ohio. Has been sworn in. States I am a swimming pool contractor of about 6 years now. I own a local swimming pool company as well as a local construction company. I don't install swimming pools, but I've been around them with construction. But I service them. I do openings and closings, pool liners, and install safety covers, things like that. I'm here today to share my voice on this appeal. The Ohio State Law does state that a residential pool has a minimum 4' fence, which Ms. Guilfoyle has. In a public pool it is a minimum requirement of a 6' fence. Obviously, this is not a public pool. In the off season, so late fall to early spring there will be a mesh safety cover installed on the swimming pool and they say an elephant can walk on it, a car can drive on it. I can personally tell you I walk across them all winter long as I service swimming pools, even in the wintertime. They are very durable, there's no safety precautions. I'm a little larger than a child. I do understand the safety concerns around having a 6' fence. But obviously this fence was installed in 2021. To have it removed to install a 6' fence, not only is it a financial burden but it's just unnecessary in my opinion. As well as driving through South Lebanon I do a lot of work here usually on a daily basis. There are also a lot of swimming pools in this community that have a 4' fence that have no retractable cover. I just wanted to make that known as well. Thank you.

Mr. Anthony Cook stated his name, and his address is 41 Bridgewater Dr., South Lebanon. He confirmed he was sworn in. He states he just wants to support the appeal that Angie has applied for due to the circumstance that she has put in additional security measures. My wife and I have 3 children, 15, 13 and 8. Both our middle and youngest daughter are friends with Angie's daughters and are down there all the time and we have no issue with the 4' fence as opposed to 6' fence. So just here to support her application and appeal.

Mrs. Sherry Peters stated her name, and she lives at 16 Bridgewater Dr. My husband and I have owned our house at 16 Bridgewater Dr. since 2005. Also, we have 3 children. We live in the house with our children for the last 10 years. I am also here to support Angie and her appeal and that I do not have a safety concern and I feel she has met her due diligence with adding the extra safety measures for installing the pool. Thank you.

Mr. Ryland Peters states his name, and his address is 16 Bridgewater Dr. Sherry, my wife just spoke. I am sworn in. The same as others I just wanted to show my support for Angie and the appeal. She obviously, in my opinion, has met all the reasonable safety measures in the area. We are very diligent in watching our children. There are several large bodies of water in the area that have no fencing, so this is something that we are obviously aware of. I feel like there's no safety concern in my mind with their 4' fence. That's all I have.

At this time the applicant stated for the record she has provided the following: Three arial views, a brochure from Safety Covers, the Application, and all of the attachments that were provided.

The BZA will admit the documents into the Record, and now the BZA asks the APPLICANT to respond YES or NO to the following questions:

- (i) the BZA has denied you the opportunity to present your position, arguments, and contentions; or, “No”
- (ii) the BZA has denied you the right to offer and examine witnesses and present evidence in support into the record, “No”
- (iii) the BZA has denied you the right to cross-examine witnesses in opposition; “No”
- (iv) the BZA has denied you the opportunity to offer evidence to refute evidence or testimony offered in opposition; “No”
- (v) the BZA refused or failed to compel any witnesses’ appearance or evidence at your request; “No”

At this time, I will entertain a motion and second from the BZA members to close the hearing.

Mr. Pollack moved to close the hearing; Mr. Spicer seconded. Motion carried.

7) Old Business-None

8) New Business

The first NEW BUSINESS on the Agenda is the BZA to deliberate and vote on BZA Case No. 2023-01BZA, an Application for a VARIANCE for to the minimum fence height surrounding a proposed private swimming pool for the property identified as Lot 19 Rivers Edge Subdivision, located at 151 Bridgewater Drive.

At this time, I will entertain a motion and second from the BZA members to deliberate in public, or to deliberate in private.

Mr. Pollack requested a motion to deliberate in private, seconded by Mr. Spicer. All yeas.

UPON COMPLETION OF DELIBERATIONS:

If the BZA has completed its deliberations, I will entertain a motion and second to either:

- i)** APPROVE the VARIANCE Application as filed; or,
- ii)** APPROVE the VARIANCE Application with CONDITIONS and SAFEGUARDS; or,
- iii)** DENY the VARIANCE Application.
- iv)** Implement the 30 day table that Jerry has discussed

With deliberations completed, Mr. Rahe stated they have one question for Mr. Mader and asked if he could return to the microphone. Mr. Rahe asked if he could talk a little about, I understand you’re not constructing the pool, but you have some experience with the safety covers. Can you talk about why this particular design is not suitable for a safety cover? Mr. Mader states that there are two differences, the safety cover is a cover that goes on in the off season, so during the wintertime, when the pool is closed. The retractable cover is a cover that can be opened and closed as many times a day as you want. Is that

what you are referring to? Mr. Rahe answers yes. Mr. Mader replies, the retractable cover can be used on a rectangular pool because of the way the tracks work. Ms. Guilfoyle's pool is a kidney-shaped pool, not squared, so the track wouldn't be able to be installed. It actually goes underneath the concrete, that's why it wouldn't work on her pool.

The BZA has completed its deliberations. I will entertain a motion and second to the following:
To approve the Variance Application with the following conditions and safeguard's:

When the safety cover is off, the video camera with motion alarm, water sense alarm and gate alarm remain active.

Motion to approve by Mr. Pollack, seconded by Mr. Spicer. Vote was taken, motion carries.
Variance is granted.

The BZA vote is not a final appealable order, only a written decision provided to the Applicant shall constitute a final appealable order. In accordance with Section 15.5.10, the BZA will reduce its decision to writing and provide the written decision to the Applicant within 30 days from the date this hearing was closed.

- 9) Adjournment-Chairman, Dennis Rahe requested a motion to adjourn. Bill Pollack made a motion to adjourn. Rolin Spicer seconded. All yeas.

Dennis Rahe – Chairman

Karen Woodward – Clerk

BOARD OF ZONING APPEALS
City of South Lebanon
10 N. High Street
South Lebanon, OH 45065
(513) 494-2296

APPLICATION FOR APPEALS, VARIANCES, CONDITIONAL USES, & SIMILAR USES
 A separate application is required for each appeal or variance requested.

1. Application Type: (check the appropriate box)

<input checked="" type="checkbox"/>	Dimensional Variance (Article 5)	<input type="checkbox"/>	Appeal (Article 5)
<input type="checkbox"/>	Conditional Use (Article 6)	<input type="checkbox"/>	Similar Use (Article 6)
<input type="checkbox"/>	Other Action (specify):		
<p><i>Variance Requested From 15.10.2 SECTION 2B of ZONING CODE</i></p>			
<p>Identify the nature and extent of the requested action, and the grounds upon which the action is being requested. Include proposed use(s) and/or buildings to be constructed and any required dimensional calculations. A separate application will be required for each action requested:</p>			
<p><i>THE RUN YARD SLOPE IS TOO SEVERE FOR ACCESSORY STRUCTURE</i></p>			

2. Property Information

Project Location and Size:			
SIDWELL No(s):	Lot Width:	365.50	
Lot & Subdivision: <i>VISTA RIDGE AT RUNS BEND</i>	Lot Depth:	221.32	
Address: <i>377 VISTA RIDGE DR.</i>	Total Acreage:	<i>1.408 Acres</i>	
Current Zoning:	Pertinent Code Section:	<i>SEE ABOVE</i>	
Existing Use:			
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: <i>Patrick Lyman</i>	Name: <i>MIKE WILLIAMS, High Pointe Custom Homes</i>		
Address: <i>377 VISTA RIDGE DR</i>	Address: <i>4234 MASON ROUTE DR.</i>		
City: <i>S. Lebanon</i> State: <i>OH</i> Zip: <i>45065</i>	City: <i>Mason</i>	State: <i>OH</i>	Zip: <i>45040</i>
Telephone: <i>937-838-0818</i> Fax:	Telephone: <i>513 659 2200</i>	Fax:	—
Permit Applicant(s):			
Name: <i>Patrick Lyman</i>			
Address: <i>377 VISTA RIDGE DR.</i>			
City: <i>S. Lebanon</i>	State: <i>OH</i>	Zip: <i>45065</i>	
Telephone: <i>937-838-0818</i>	Fax:		
* Applicant's Signature: <i>Patrick Lyman</i>			
* Applicant is responsible for payment of all fees			

3. Other Permits of Approval Required:

A.	
B.	
C.	

4. Accompanying Materials Required: Application will not be accepted if any item A-E below is missing.

A.	Application fee.
B.	Proof of owner's interest in property (copy of deed, purchase agreement, or title insurance).
C.	Owner's concurrence in this application if owner does not sign below.
D.	Submit one set of mailing labels including the name and address of property owners of parcels adjacent to or across the street from the property in question.
E.	8 Plot Plans. (Standards below are the minimum that must be met for submission. If variance is sought in conjunction with Site Plan Review, a site plan pursuant to Article 18 is required.)
	<ul style="list-style-type: none"> • Folded plans drawn to scale. • Applicant's name, address, and telephone number. • Scale, northpoint, and dates of submission and revision. • Property identification (address and sidwell) number. • Zoning classification of subject property and all abutting parcels. • Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on site and within 50 feet of the site. • Dimensions of all lot and property lines showing the relationship of site to abutting properties. • For Dimensional Variances - verified measurements of existing conditions and proposed dimensions or calculations regarding the specific standard from which a variance is sought. • Floor plans and elevations. (if applicable) • Name, address, and phone number of person or firm who prepared the plot plan.
F.	Three (3) copies of this application must be accompanied by narrative statements establishing and substantiating that variance conforms to the standards established in Article 5, Section 15.5.5 "Application and Standards for Variances" as shown below:
	<ul style="list-style-type: none"> • The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by these Regulations on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare. • The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district. • There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or building in the area, and which are such that the strict application of the provisions of these Regulations would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land. • There must be proof of hardship created by the strict application of these Regulations. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of these Regulations; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered. • The granting of the variance is necessary for the reasonable use of the land or building, and the variances as granted is the minimum variance that will accomplish this purpose. • The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion upon public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. • The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or same district.

5. Similar Use Application Requirements.

The following standards shall be considered by the Board when making a determination that a use is substantially similar to a permitted or a conditional use within a specific district.	
1.	The compatibility of the proposed use with the general classification system as specified in these Regulations.
2.	The nature, predominant characteristics, and intensity of the proposed use in relation to those uses specified by these Regulations as being permitted, or in the case of a conditional use, conditionally permitted, in that district.
3.	The size, dimensional requirements, parking requirements, traffic generation potential, and other regulatory considerations normally associated with uses as specified in these Regulations.
4.	In no case shall a finding of substantially similar use be made if the proposed use is explicitly stated as a permitted use or conditional use in a zoning district other than the zoning district for which the proposed use is intended.

6. Conditional Use Application Requirements.

Applications for Conditional Use Permits at a minimum shall contain the following information:	
1.	A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping features, and such other information as the Board may require;
2.	A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent properties and with the comprehensive plan, to include an evaluation of the effects on adjoining properties of such elements as traffic circulation, noise, glare, odor, fumes, and vibration;
3.	A list containing the names and mailing addresses of all owners of property within five hundred (500) feet of the property in question;

7. Schedule.

Hearings for Variances and Conditional Uses will be scheduled within 30 days after a completed application is submitted and accepted by the Village.
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SEE PAGE 4 OF 5 FOR FEE SCHEDULE

8. Fee Schedule (See Page 5 of 5 for Footnotes to Fee Schedule).

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested

FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

Homeowners Policy Declarations

This Declarations replaces all prior Declarations

Servicing Agent:

2861-002
 Pam Wisecup
 Graves-Fearon Agency LTD
 506 W National Rd
 Vandalia, OH 45377 (937) 898-4604

Policy Number: HOP0290670

Policy Period: From 10/9/2022 to 10/9/2023 12:01 A.M.

Account Number: 100437

Payment Method: Full Pay - Mortgagee

Named Insured and Mailing Address:

Patrick J Lyman
 Sara K Lyman
 377 Vista Ridge Dr
 South Lebanon, OH 45065

Declaration Type: Renewal

Process Date: 9/13/2022

Phone: (937) 838-0818

Policy Deductible: See Coverage Schedule

The policy deductible applies at each location where a residence is present.

Total Annual Policy Premium:

\$ 1,904.00

***** This is not an invoice. Your invoice statement will follow *****

Insurance applies only to the coverages for which a premium, limit of liability or form number is shown below or on the coverage schedule.

Discounts: Loyalty Discount, Wayne Auto Policy Discount, Paid in Full Discount, Supporting Umbrella Policy Discount, Protective Device Discount

Liability Coverage

E. Personal Liability Coverage	\$ 500,000	Each Occurrence
F. Medical Payments to Others	\$ 1,000	Each Person

**Boats & Related Equipment
 Additional Liability Premium**

**\$ 68
 \$ 12**

Total Acres: 2

Location Summary

Loc#	Location Address	County	Occupancy	Premium
1	377 Vista Ridge Dr, South Lebanon, OH 45065	Warren	Primary	\$ 1,824

Policy Forms and Endorsements:

WIG BCE 06 21	Additional Coverage - Biohazard Cleaning Endorsement	BT-100 1.0	Boatowners Special Form
HW 01 10 06 20	Homeowner Amendatory Endorsement	HO 24 13 05 11	Incidental Low Power Recreational Motor Vehicle Liability Coverage Endorsement
HW 01 20 12 17	Inflation Protection Endorsement	HO 04 27 05 11	Limited Fungi, Wet or Dry Rot, or Bacteria Coverage
HO 24 82 05 11	Personal Injury Coverage	HW 01 35 12 17	Service Vehicle Coverage
HO 01 34 05 11	Special Provisions - Ohio		
WM MPC 05 14	Mutual Policy Conditions		

**Homeowners Coverage Schedule
 Coverage Provided at this Location**

Location: 1 - 377 Vista Ridge Dr, South Lebanon, OH 45065

Occupancy: Primary
 IS: 0.812

County: Warren
 Loss Adjustment: 1

Protection Class: 3

Location Premium: \$ 1,824

Territory Group: 23

Tax Mailing Addresses of all Adjacent Property Owners

BRAD DAVID & SARAH
1432 BAYMEADOWS DR

✓ MASON OH 45040

PARKER DAVID C & BRITTANY L

✓ 461 BUENA VISTA DR
LEBANON OH 45036

ADKINS JORDAN S & HAMMERS MEGHANN

✓ 285 VISTA RIDGE DR
SOUTH LEBANON OH 45065

PRATEL DENNIS J

✓ 274 VISTA RIDGE DR
SOUTH LEBANON OH 45065

BERTAGNA RICHARD W & RUTH A

✓ 370 VISTA RIDGE DR
SOUTH LEBANON OH 45065

LENNERS DENNIS M & DEBORA A

✓ 384 VISTA RIDGE DR
SOUTH LEBANON OH 45065

BLAKE CHRISTIAN H & BARBARA L

✓ 396 VISTA RIDGE DR
SOUTH LEBANON OH 45065

THARP JAMES S & BEVERLY L

✓ 408 VISTA RIDGE DR
SOUTH LEBANON OH 45065

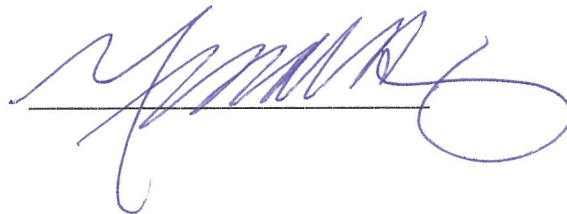
DERN DENNIS W & CATHY

✓ 401 VISTA RIDGE DR
SOUTH LEBANON OH 45065

Dear Board of Zoning Appeals,

The Lyman family purchased their home and a vacant homesite next door in October of 2020. They consolidated the two parcels in May of 2021, which explains the extremely large size of the Lymans property as compared to the surrounding lots. Their family would like to be able to utilize the additional space on the property (formerly an entire building site) by building an accessory structure. The zoning code calls for accessory structures to be built in the rear yard, however the rear portion of the site has an extremely steep slope which produces a hardship for the owner to use the property as they intend. The massive side yard will allow for the accessory structure to be built within all existing setbacks and building lines and will be designed and built to compliment the aesthetic of the existing home. In addition, architectural features and strategically placed landscaping as depicted in the draft 3D rendering used to soften the structure and help create an aesthetic consistent with that of a single family home/carriage garage. After all, a single family home was the developer's original intent for this contemplated space on the site. We respectfully request a variance be granted so that the Lyman family can use their property as they intend.

Mike Williams
for
High Pointe Custom Homes



A NEW ACCESSORY BLDG FOR:
PATRICK & SARA LYMAN
 377 VISTA RIDGE DRIVE
 SOUTH LEBANON, OH
 WARREN COUNTY

**2019 RESIDENTIAL
 CODE OF OHIO**

**2019 RESIDENTIAL CODE OF OHIO - SECTION 1505
 MECHANICAL VENTILATION**

Effective July 1, 2019

1505.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.

1505.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods in accordance with the exception to Section 1503.3.

1505.3 Exhaust equipment. Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

1505.4 Whole-house mechanical ventilation system. Whole-house mechanical ventilation systems shall be designed in accordance with Sections 1505.4.1 through 1505.4.4.

1505.4.1 System design. The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered as providing supply ventilation.

1505.4.2 System controls. The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

1505.4.3 Mechanical ventilation rate. The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table 1505.4.3(1).

**ENERGY CODE COMPLIANCE
 WILL BE IN ACCORDANCE
 W/ THE 2019 RCO**

**SECTION 1105
 SIMULATED PERFORMANCE
 ALTERNATIVE (PERFORMANCE)**

Use a blower door and duct blaster test for verification.

HVAC NOTE Duct sealing is required. Leakage to outside the conditioned envelope must be less than 8%, OR total duct leakage must be less than 12% if any of the duct system is in the attic.

AREA SCHEDULE	AREA
COURT AREA	4116 sq ft.
GOLF AREA	718 sq ft.
DROPPED FLOOR AREA	4014 sq ft.

GENERAL CODE NOTES(RCO 2019):

- 1A-CONCRETE NORMAL AGGREGATE, STRENGTH ACHIEVED IN 28 DAYS TO BE (Table 402.2) FCGS. AND INT. FLOORS 2500 PSI CONCRETE WALLS 3000 PSI GARAGE FLOOR AND OTHER 3500 PSI
- 1B-FOUNDATION, WALLS, GARAGE FLOORS & EXT. CONCRETE REQUIRE NOT LESS THAN 5% AND NOT MORE THAN 7% AIR ENTRAINMENT. (Table 402.2(d))
- 1C-GRADE MUST SLOPE A MIN. OF 6" IN THE FIRST 10 FEET FROM THE BUILDING.
- 1D-404.1.2.3.1.2 LOCATION OF REIN. IN WALL, THE CENTER OF VERTICAL REIN. IN BASEMENT WALLS DETERMINED FROM TABLES 404.1.2(2), 404.1.2(7) SHALL BE LOCATED AT THE CL OF THE WALL. VERT. REIN. IN BASEMENT WALLS DETERMINED FROM TABLES 404.1.2(2) OR 404.1.2(8) SHALL BE LOCATED TO PROVIDE A MAXIMUM COVER OF 1.25 IN.
- 2-ALL INTERIOR DIMENSIONS ARE TO FACE OF THE WALL.
- 3-JOIST LUMBER TO BE #1 SOUTHERN YELLOW PINE
- 4-FLOOR DESIGN LOAD 40 PSF LIVE LOAD 10 PSF DEAD LOAD
- GARAGE FLOOR LOAD 50 PSF LIVE LOAD 25 PSF LIVE LOAD 17 PSF DEAD LOAD
- ROOF DESIGN LOAD 21 PSF
- EXTERIOR WALL WIND LOAD 21 PSF
- 4A-DESIGN CRITERIA FOR STRUCTURAL MEMBERS SHALL BE:
 FLOORS L/360 DURATION FACTOR 1.00
 WALLS L/240 DURATION FACTOR 1.15
 ROOF < 3/12 L/240 DURATION FACTOR 1.15
 ROOF > 3/12 L/180 DURATION FACTOR 1.15
- 4B-CONTRACTOR SHALL BE RESPONSIBLE FOR PROCUREMENT OF WOOD ROOF/FLOOR TRUSS DESIGN CRITERIA AND CUT SHEETS. THESE SHALL BE REMITTED TO BUILDING DEPARTMENT AT A POINT PRIOR TO ERECTION OF ROOF OR FLOOR FOR REVIEW AT TIME OF INSPECTION.
- 4C-PROVIDE 1 ROW BRIDGING PER EACH 8 FT. OF JOIST SPAN USE MIN. 1X3 DOUBLE NAILED OR METAL BRIDGING.
- 5-STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS UNLESS OTHERWISE NOTED. FOR SPANS UP TO 4'-0", 3 1/2"x3 1/2"x3/8" FOR SPANS BETWEEN 4'-0" & 6'-0"; 4"x3 1/2"x3/8". FOR SPANS BETWEEN 6'-0" & 8'-0"; 6"x3 1/2"x3/8". FOR SPANS BETWEEN 8'-0" & 9'-0"; 7"x4"x3/8". FOR SPANS OVER 9'-0" CONSULT ENGINEER. PROVIDE A MIN. OF 4" SOLID BEARING AT EACH END OF STEEL ANGLE LINTEL.
- 6-ALL DOOR GLAZING TO BE TEMPERED GLASS.
- 7-HAND RAILS SHALL BE MAX. 2 1/4" WIDE AND 34" TO 38" ABOVE NOSING ON ALL STAIRS OF 3 OR MORE RISERS. TERMINATE HANDRAIL ENDS @ WALL OR POST
- 8-BRICK VENEER SHALL MEET REQUIREMENTS SET FORTH IN SECTION 703.8 OF THE RESIDENTIAL CODE OF OHIO. 703.8 Anchored stone and masonry veneer. General. Anchored stone and masonry veneer shall be installed in accordance with this chapter, Table 703.3(1) and Figure 703.8. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above grade plane and shall not exceed 5 inches in thickness. See Section 602.10 for wall bracing requirements for masonry veneer for wood-framed construction and Section 603.9.5 for wall bracing requirements for masonry veneer for cold-formed steel construction.
- 9-PROVIDE MIN. 5'x3' LANDING @ EGRESSES DOORS NOT MORE THAN 30" BELOW DOOR THRESHOLD.
- 10-ALL ELECTRICAL OUTLETS TO BE WIRED PER CODE.
- 11-ALL HEADERS TO BE (2)2X10'S U.N.O.
- 12-EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW OR EXTERIOR EGRESSES DOOR LIMITED TO 44" MAX. SILL HEIGHT X 20" MIN. CLEAR OPENING WIDTH X 24" CLEAR OPENING HEIGHT X 5.7 SQ. FT. MIN. NET CLEAR OPENING. GRADE FLOOR EGRESSES WINDOWS SHALL COMPLY EXCEPT REQUIRE 5.1 SQ. FT. CLEAR OPENING.

DRAWING SCHEDULE	
COVER	1
FOUNDATION PLAN	2
BUILDING FLOOR PLAN	3
BUILDING SECTIONS	4
ELEVATIONS	5
ELEVATIONS	6
ILLUSTRATIONS	7
ROOF PLAN	8
PROPOSED SITE PLAN	9

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A NEW ACCESSORY BLDG FOR:
PATRICK & SARA LYMAN
 377 VISTA RIDGE DRIVE
 SOUTH LEBANON, OH
 WARREN COUNTY

H
HIGH POINT
 CUSTOM HOMES
 513 659 2200

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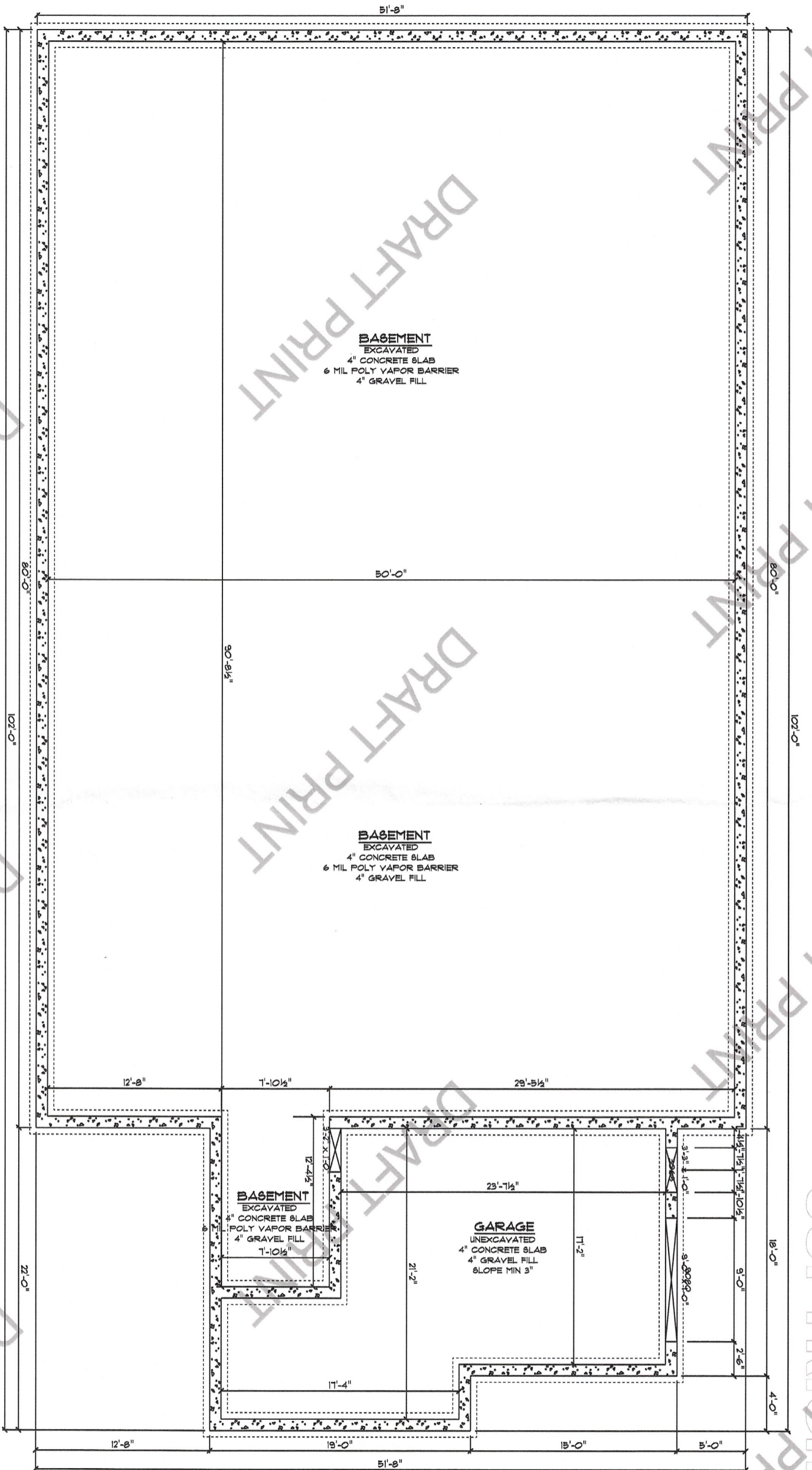
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SUPPLIER RESPONSIBILITY NOTE:
 (WINDOWS, TRUSSES, FLOOR JOISTS, CABINETS, STAIRS, ETC.)
 IT IS THE RESPONSIBILITY OF THE SUPPLIER OR MANUFACTURER
 TO INSURE THAT THEIR PRODUCT/PRODUCTS IS IN COMPLIANCE
 WITH LOCAL CODES AND THE PRODUCT FITS WITHIN THE SPECIFICATIONS
 OF THE HOUSE AS IT SITS. VARIATIONS FROM THE PLAN MAY
 ARISE AND FIELD VERIFICATION IS THE ONLY WAY TO INSURE
 PROPER FIT AND SIZE. SENSIBLE HOME DESIGN, LLC IS NOT
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IF AT ANYTIME THERE IS A NOTE OR SYMBOL THAT DOES NOT WORK
 OR CREATES A DISCREPANCY IT IS THE RESPONSIBILITY OF THE
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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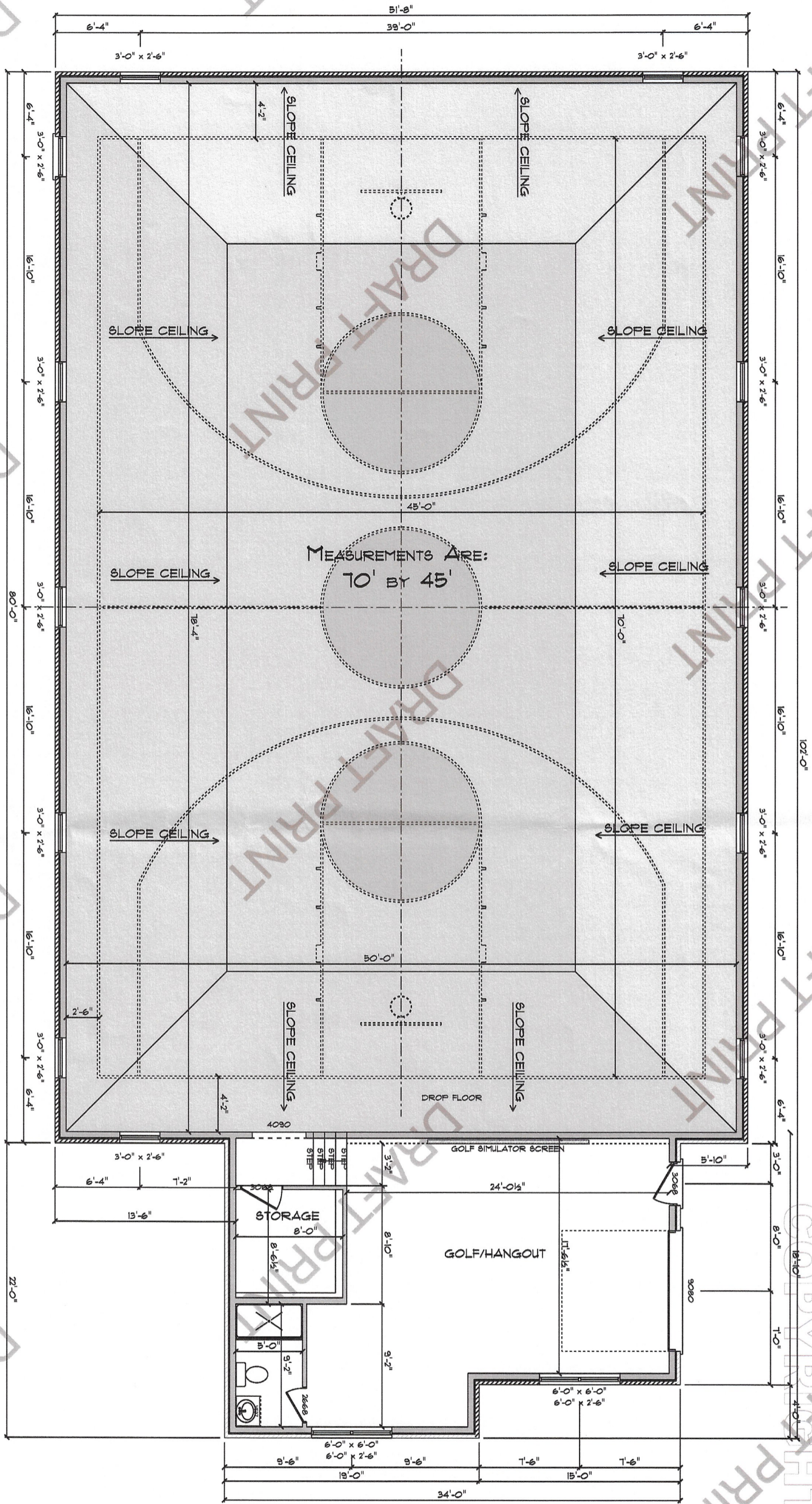
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BUILDING PLAN

SCALE: 1/4" = 1'-0"



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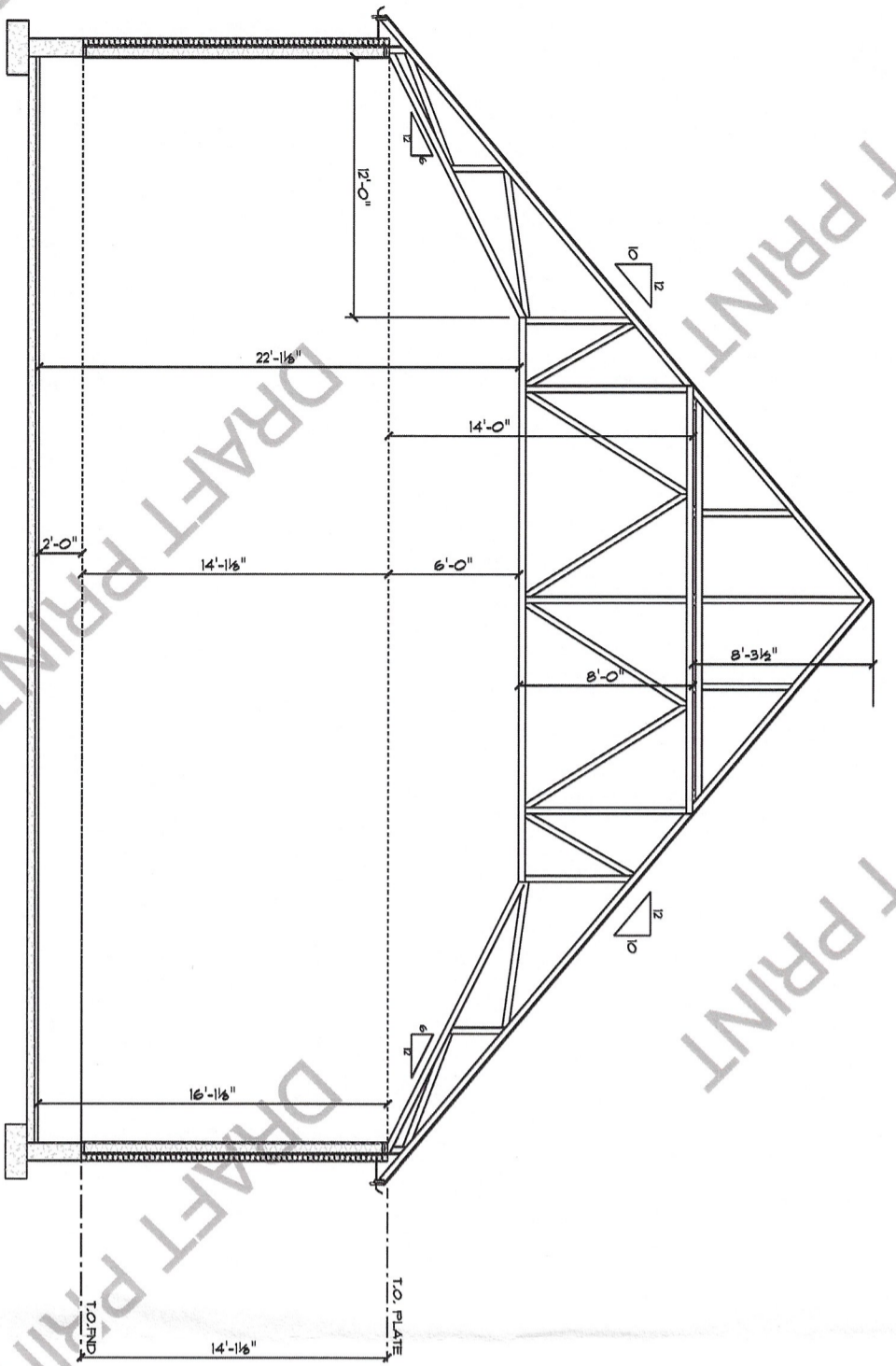
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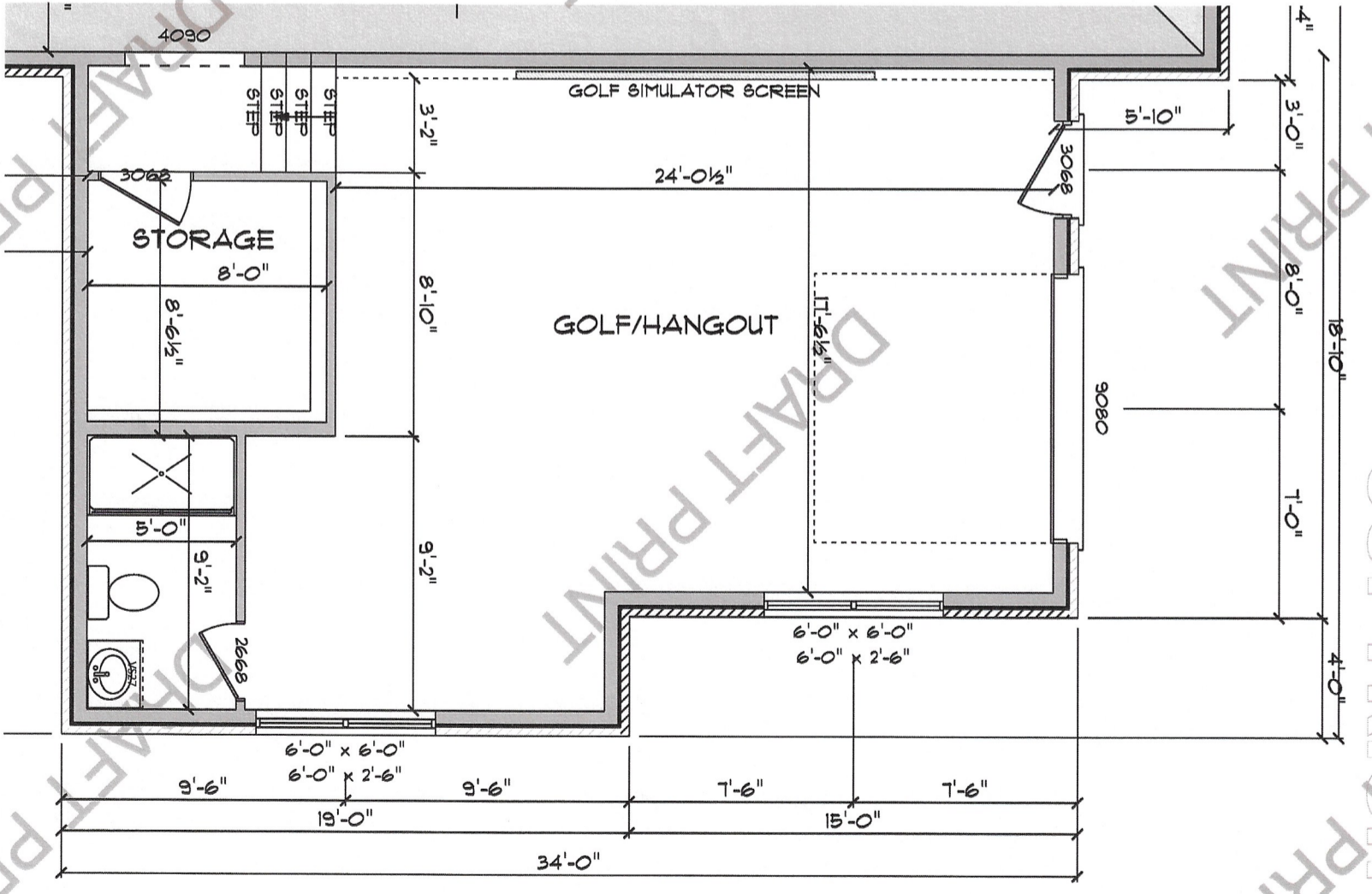
CROSS SECTION A

SCALE: 1/4" = 1'-0"



ENLARGED GOLF HANGOUT

SCALE: 3/8" = 1'-0"



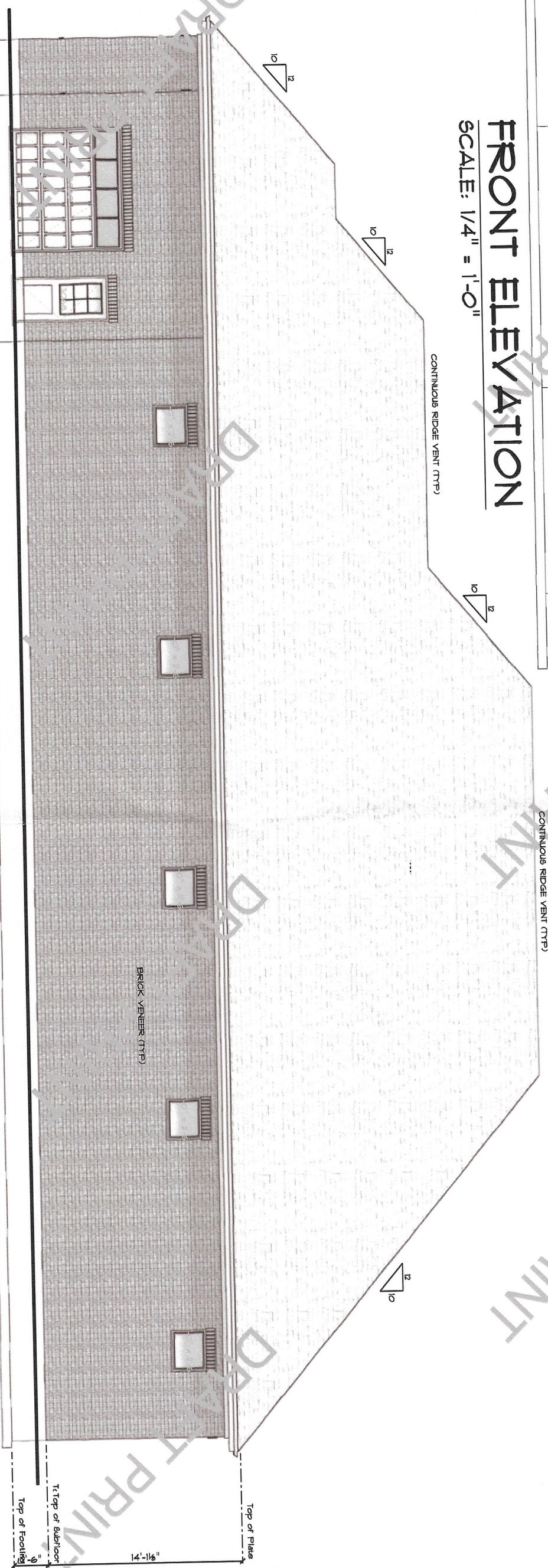
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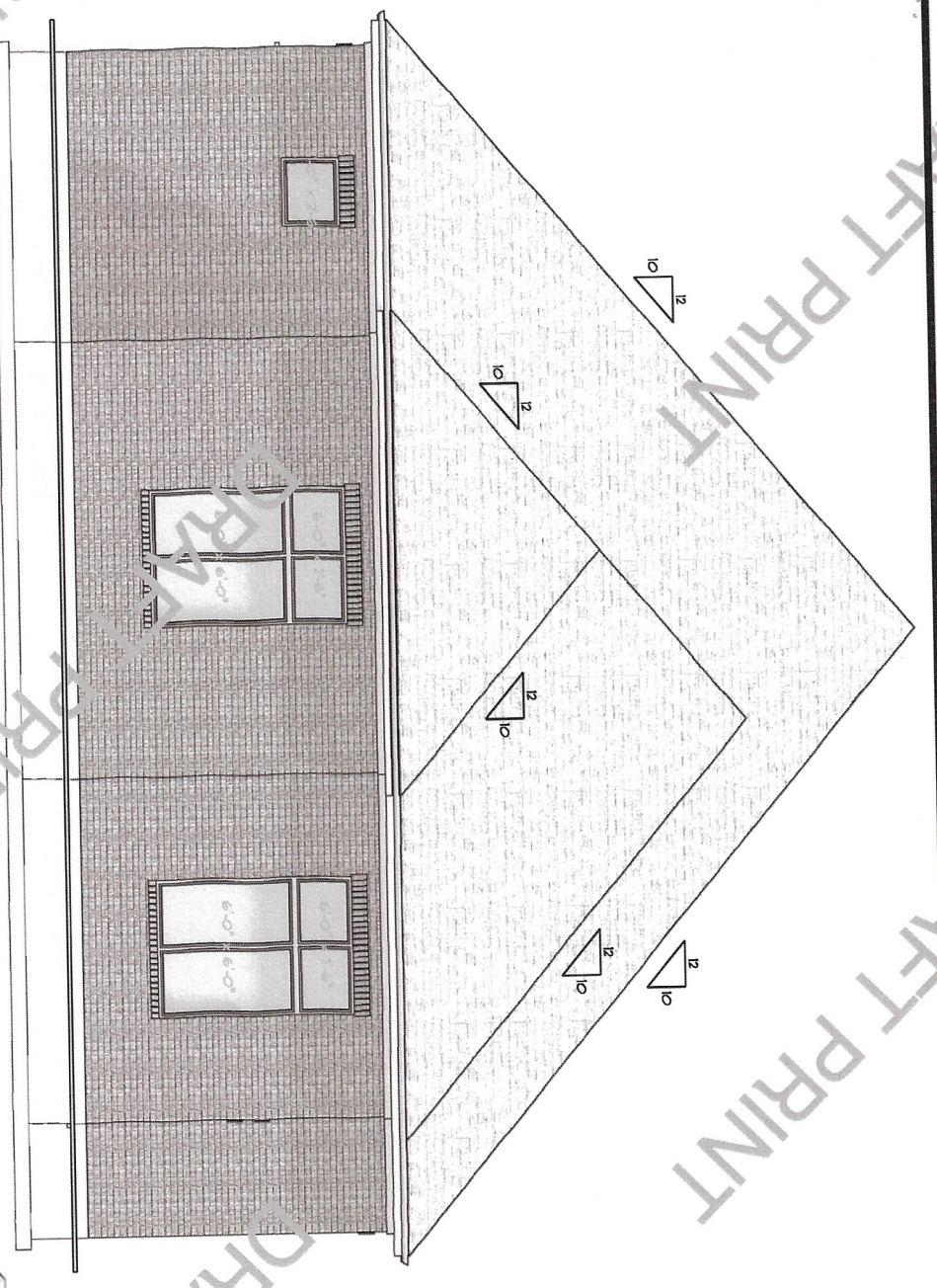
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

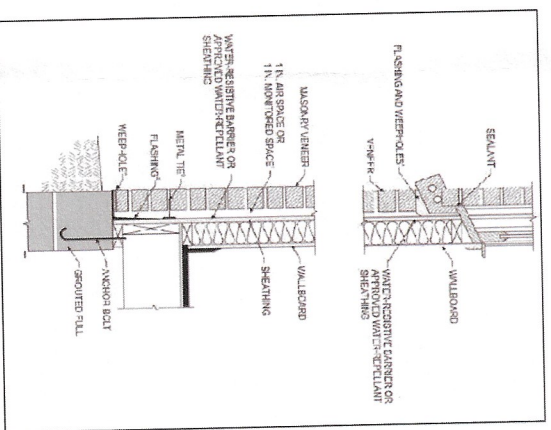


FRONT ELEVATION

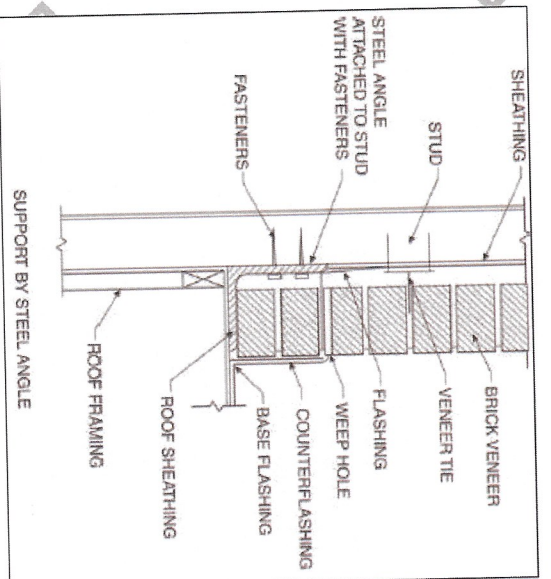
SCALE: 1/4" = 1'-0"



BRICK VENEER DETAIL



BRICK LINTEL DETAIL



PLAN SCALE: 1/4" = 1'-0" (34x22) 1/8" = 1'-0" (11x17)

ELEVATIONS

Tuesday, March 28, 2023 PRINT DATE

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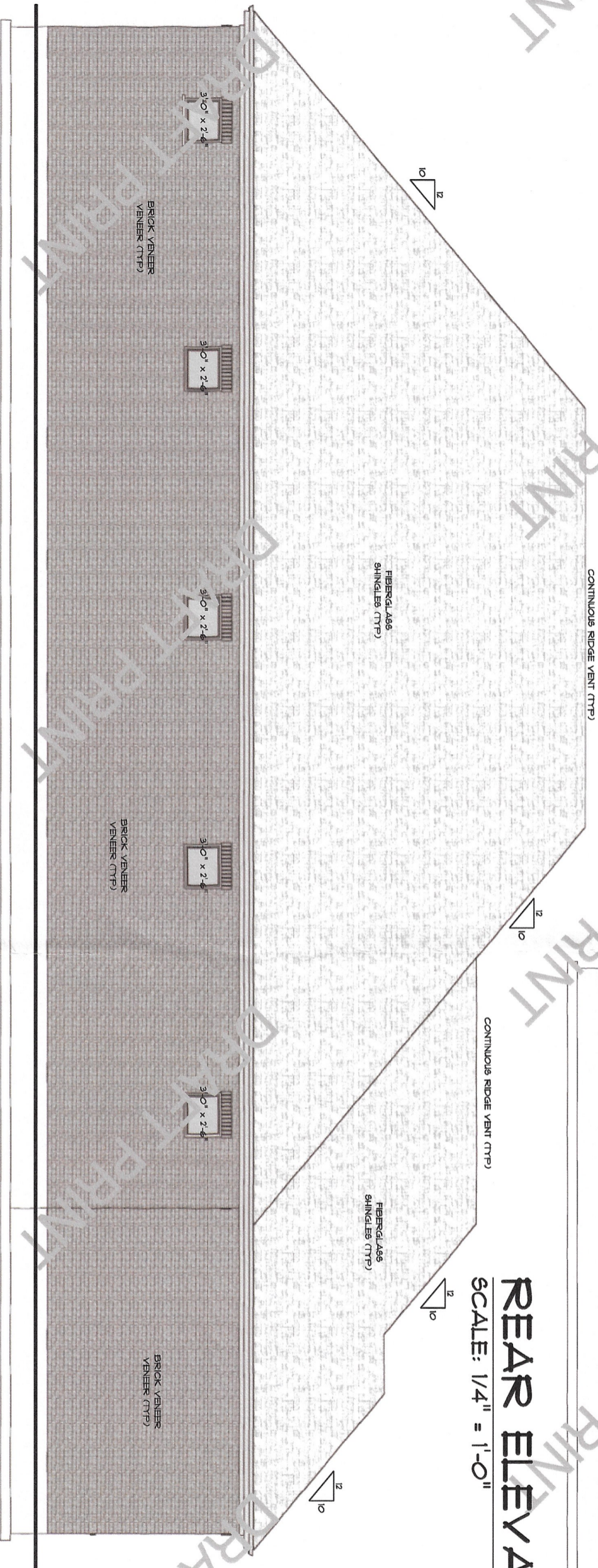
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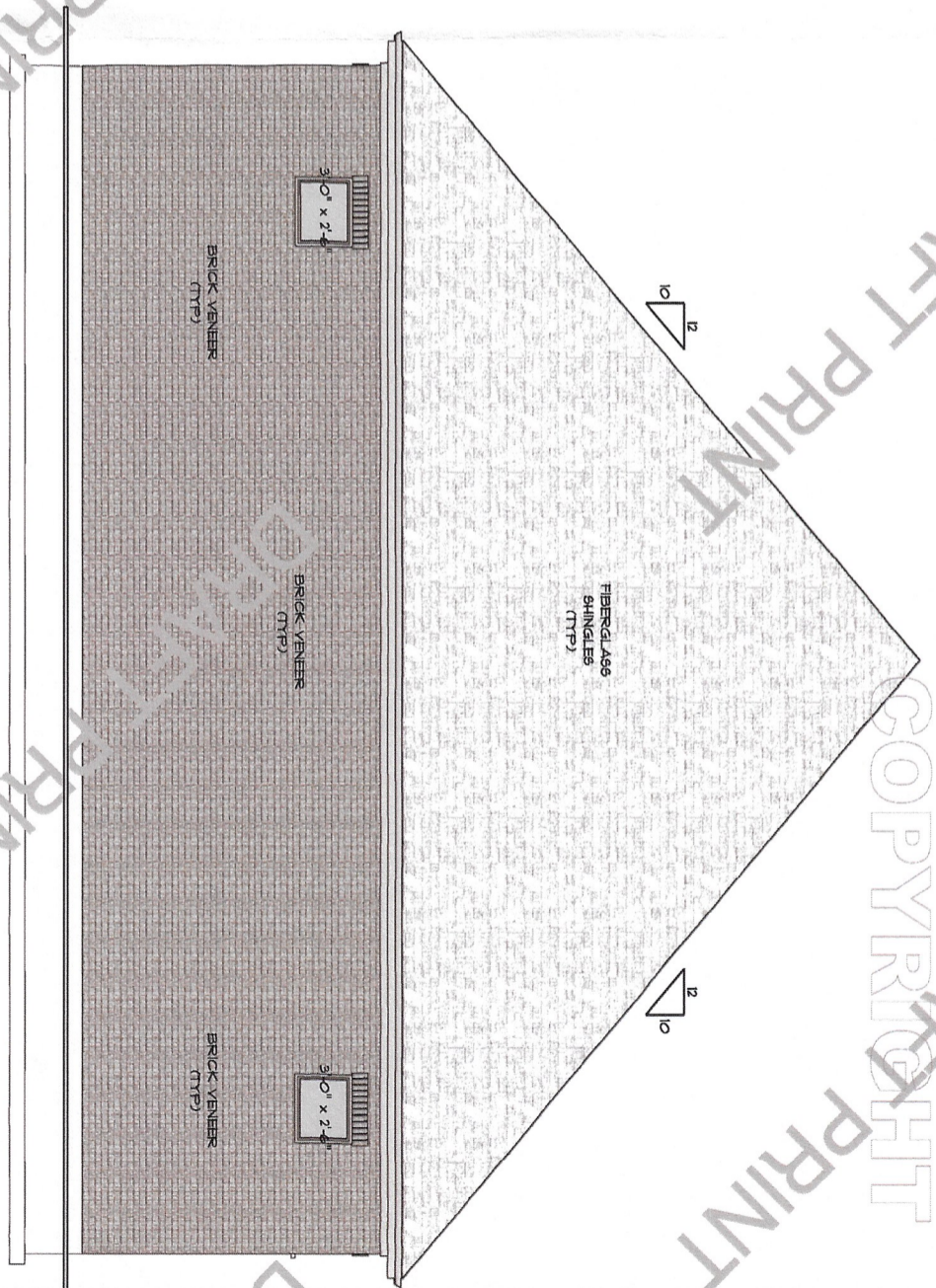
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



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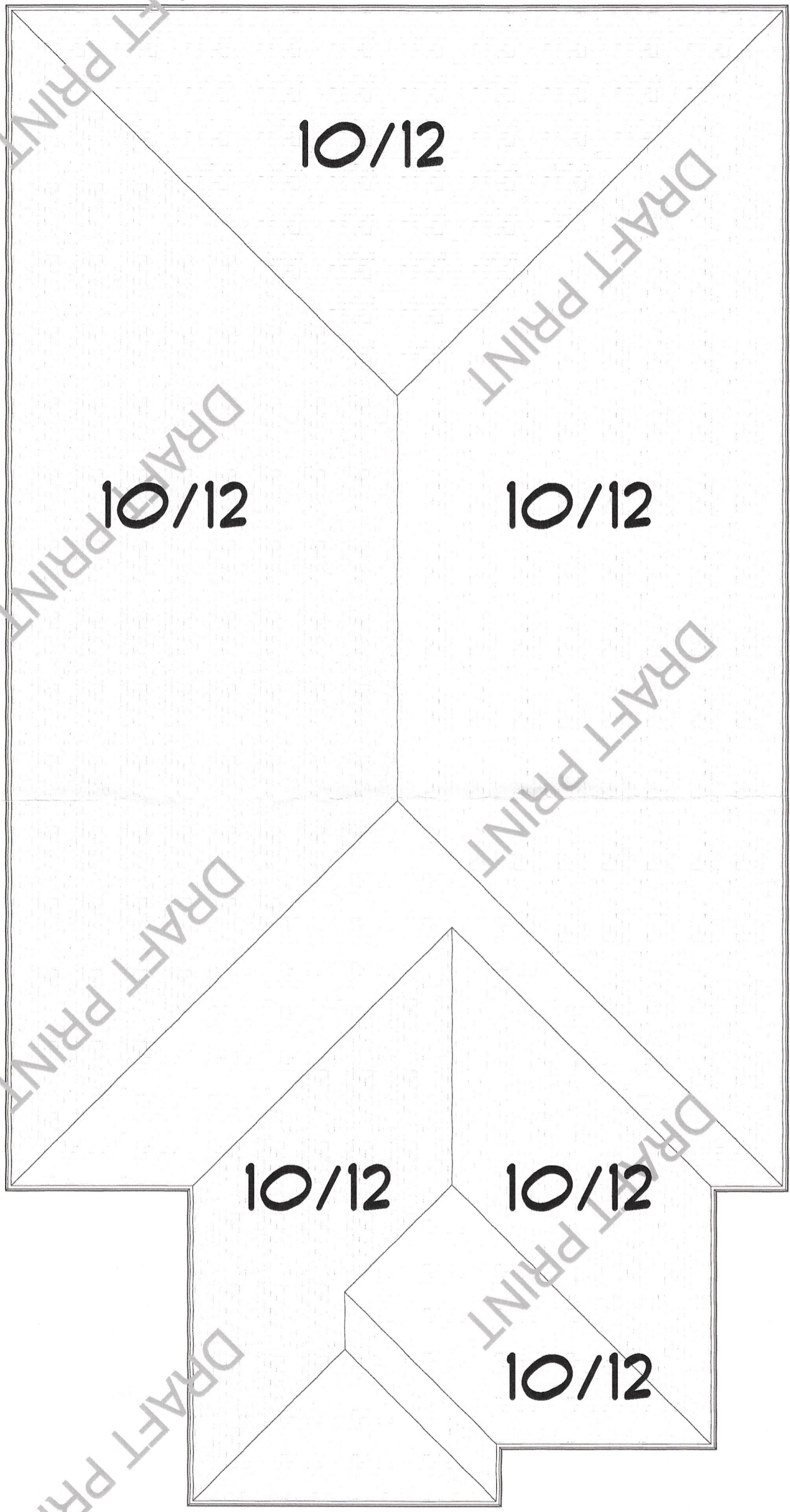
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A NEW ACCESSORY BLDG FOR:
 PATRICK & SARA LYMAN
 371 VISTA RIDGE DRIVE
 SOUTH LEBANON, OH
 WARREN COUNTY

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 ALL CODE REQUIREMENTS.

- ROOF NOTES (RCO 2013)**
- 1. 905.2.3 Underlayment shall conform to ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6151.3
 - 2. 905.2.4 Asphalt shingles shall comply with ASTM D 225 or D 3462.
 - 3. 905.2.5 Fasteners for asphalt shingles shall be galvanized steel.
 - 4. 905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per.
 - 5. 905.2.7 Underlayment application. For roof slopes from 2/12 (17%), up to 4/12(33%), underlayment shall be two layers. For roof slopes of 4/12(33%) or greater, underlayment shall be one layer.
 - 6. 905.2.1.1 Ice barrier. An ice barrier that consists of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24" inside the exterior wall line of the bldg.



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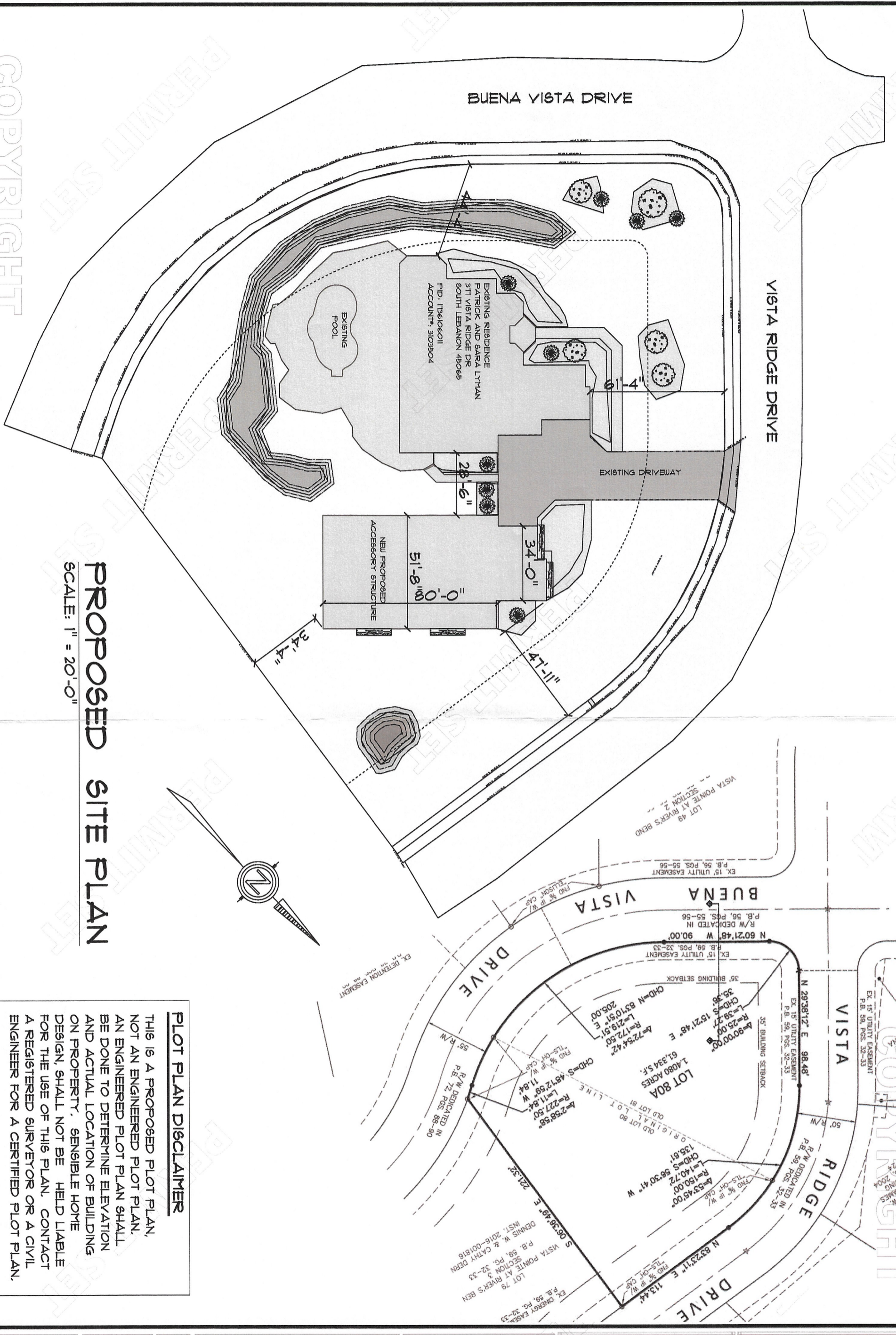
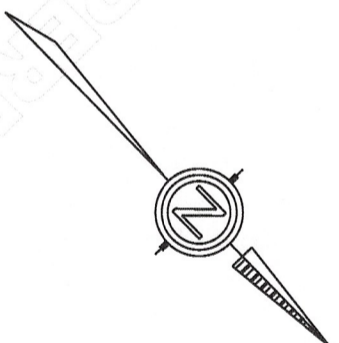
TOP ELEVATION
SCALE: 1/4" = 1'-0"

PAGE 8 OF 9	PLAN DATE 03/23/2022 REVISION DATE _____ _____ _____	MEMBER A B D AMERICAN INSTITUTE of BUILDING DESIGN	RON GLOBKE AMERICAN INSTITUTE OF BUILDING DESIGN PROFESSIONAL BUILDING DESIGNER SENSIBLE HOME DESIGN, LLC 3943 SHAKER RD, FRANKLIN, OH 43005 PHONE: 513/820-4060 EMAIL: SENSIBLEHD@GMAIL.COM SENSIBLEHOMEDSIGN.COM	 HIGH POINTE CUSTOM HOMES 513 659 2200	A NEW ACCESSORY BLDG FOR: PATRICK & SARA LYMAN 371 VISTA RIDGE DRIVE SOUTH LEBANON, OH WARREN COUNTY	COPYRIGHT SENSIBLE HOME DESIGN, LLC SENSIBLE HOME DESIGN, LLC DESIGN, DRAWING, PERMITS AND CONSTRUCTION MANAGEMENT RIGHTS TO ALL IDEAS, CONCEPTS AND ALL OTHER ARE NOT TO BE REPRODUCED, COPIED OR COMBINED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF SENSIBLE HOME DESIGN, LLC ANY THIRD PARTY, WITHOUT THE WRITTEN PERMISSION OF SENSIBLE HOME DESIGN, LLC, CLIENTS RIGHTS AND OBLIGATIONS OF SENSIBLE HOME DESIGN, LLC, CLIENTS RIGHTS ARE LIMITED TO THE PROJECT AND ARE NOT TO BE TRANSFERRED TO ANY OTHER PARTY. SENSIBLE HOME DESIGN, LLC USE TO CONSTRUCT A SINGLE HOUSE ON A LOT PER THE PERMITS AND SPECIFICATIONS. EACH TRADE OR PRODUCT SUPPLIER SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN PERMITS AND SPECIFICATIONS. ALL CODE REQUIREMENTS.
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PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



PLOT PLAN DISCLAIMER

THIS IS A PROPOSED PLOT PLAN, NOT AN ENGINEERED PLOT PLAN. AN ENGINEERED PLOT PLAN SHALL BE DONE TO DETERMINE ELEVATION AND ACTUAL LOCATION OF BUILDING ON PROPERTY. SENSIBLE HOME DESIGN, SHALL NOT BE HELD LIABLE FOR THE USE OF THIS PLAN. CONTACT A REGISTERED SURVEYOR OR A CIVIL ENGINEER FOR A CERTIFIED PLOT PLAN.

MEMBER

A I B D

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AMERICAN INSTITUTE OF BUILDING DESIGN

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PLAN DATE 03/23/2022
REVISION DATE
PAGE 9
OF 9

ENQUIRER MEDIA

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Advertiser:

VILLAGE OF SOUTH LEBANON
10 N HIGH ST

SOUTH LEBANON OH 45065

**LEGAL NOTICE
ATTACHED**

This is not an invoice

Account #: CIN-649527

Total Cost of the Ad: \$307.44

Last Run Date: 04/12/2023


of Affidavits: 1

AFFIDAVIT OF PUBLICATION

Newspaper: CIN-EN Cincinnati Enquirer

State of Wisconsin


RE: Order # 0005656784

I, 
of the The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in said County and State, and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper times, once in each issue dated as follows:

04/12/2023

.....


Subscribed and sworn to before me this
12th day of April, 2023


Notary Public

4-6-27
Commission expires

Legal Notice

The City of South Lebanon Board of Zoning Appeals will hold a public hearing on Tuesday, April 25, 2023, at 6:00 p.m. in the Council Chambers located at 10 N. High Street, South Lebanon, Ohio 45065.

The purpose of the hearing is to receive public comments on an application for a variance to Sec. 15.10.2 of the City Zoning Code to allow a detached accessory structure in the side yard at 377 Vista Ridge Drive, Lot #80A in the Vista Pointe Section 5 subdivision in the City of South Lebanon.

Information about the hearing is available for review at the South Lebanon Municipal Building between 8:00 a.m. and 4:30 p.m., Monday through Friday, or by contacting the City Administrator at (513) 494-2296 or at jhaddix@southlebanonohio.org.

Interested persons may appear and be heard with respect to the proposed application. Comments may also be submitted in writing to Jerry Haddix, City Administrator, 10 N. High Street, South Lebanon, Ohio 45065 or emailed to jhaddix@southlebanonohio.org.

CIN, Apr12, '23#5656784

DENISE ROBERTS
Notary Public
State of Wisconsin