

Brookville Board of Zoning Appeals
Regular Meeting
December 4, 2024

The Regular Meeting of the Brookville Board of Zoning Appeals was called to order by Chairperson Dafler at 7:30 p.m. on December 4, 2024. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Members Dafler, Hill, Kirchhofer, Marshall and Perry; Law Director Stephan, Manager Kuntz and Clerk Duncan were present.

Roll call by Clerk Duncan.

Motion by Marshall, second by Kirchhofer to adopt the Agenda as presented. All yeas, motion carried.

Motion by Kirchhofer, second by Marshall to approve the August 22, 2024 Meeting Minutes as presented. All yeas, motion carried.

Law Director Stephan reported Keith and Linda Maxam have filed an application requesting a variance to construct a detached garage in the rear yard of their property without a driveway to the building. Under 1157.03(b) entitled Detached Garages, 1157.03(b) (4) states that a concrete, asphalt, or paved driveway leading to the detached garage shall be required. The property is located at 230 Johnsville-Brookville Road, and is zoned R-1 B. A single-family residence is located on the property. The property is 0.813 acres and it is 330.96 feet from the street to the rear property line. Law Director Stephan advised notice of the public hearing on this variance application was published in the Registered Herald as required in Section 1111.09 and notices were sent by first class mail to all property owners of property adjacent to or across the street from this property as required by Section 1111.10.

Chairperson Dafler inquired whether anyone present has a statement.

Chairperson Dafler administered the Oath of Witness to Ketih Maxam, 230 Johnsville-Brookville Road.

Mr. Maxam requested the Board approve his application as presented. Neighboring properties have barns and outbuildings. The proposed building would be obstructed from view by landscaping. Mr. Maxam would use the building for woodworking, greenhouse planting and storage of lawn equipment. There will be no vehicles stored in the building.

Chairperson Dafler asked if there are any opponents to the proposed variance.

There were no opponents.

Chairperson Dafler read Items (1) through (5) in Section 1111.05 of the city's code of Ordinances and there were no concerns or objections.

Motion by Perry, second by Marshall to approve the zoning variance application for Keith and Linda Maxam at 230 Brookville Johnsville Road to construct a detached garage as presented. Hill yea, Kirchoffer yea, Dafler yea, Marshall yea, Perry yea. Motion carried with five yeas and no nays.

Motion by Marshall, second by Kirchhofer to adjourn. All yeas, motion carried.



Kimberly Duncan, Clerk

Kathleen Dafler, Chairperson