

Brookville Board of Zoning Appeals
Regular Meeting
February 27, 2025

The Regular Meeting of the Brookville Board of Zoning Appeals was called to order by Chairperson Dafler at 7:30 p.m. on February 27, 2025. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Members Dafler, Hills, Kirchhofer, Marshall and Perry; Law Director Stephan and Clerk Duncan were present. Manager Kuntz was absent.

Roll call by Clerk Duncan.

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

Motion by Kirchhoffer, second by Perry to approve the December 4, 2024. Meeting Minutes as presented. All yeas, motion carried.

Law Director Stephan reported Dwayne O'Dell has filed an application for a zoning variance to construct a storage building and green house at 230 E. Westbrook Road, Brookville, Ohio 45309. The property includes County Auditor Parcels L54 00408 0014 (1.310 acres) and L54 00408 0015 (1.310 acres). A copy of the county auditor parcel map is provided. The storage building and greenhouse will replace a temporary cover that has been used to store a camper. An arial picture of the property is attached. The temporary black cover can be seen in the arial. The new building will be used to house the camper that is currently being housed under the temporary black cover. The size of the proposed building will be within zoning regulation for a detached garage, which is 768 square feet. There are already several accessory buildings on the property including a detached garage, and therefore the variance is requested to approve this additional storage building and greenhouse. Section 1157 .03 provides that detached garages and other accessory buildings shall not occupy more than 35% of the rear yard. This standard of 35% will be met on this property even with the addition of the storage building and greenhouse because the property is more than 2.6 acres with a large rear yard.

Chairperson Dafler administered the Oath of Witness to both Duane and Kathy O'Dell, of 230 E. Westbrook Road.

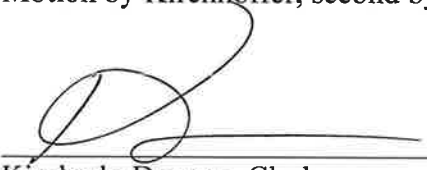
Mr. O'Dell indicated where the proposed building would be on the property and stated the building would provide much needed storage for his camper.

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

There were no opponents.

Motion by Kirchhofer, second by Marshall to approve the zoning variance application for the proposed storage building and greenhouse at 230 E. Westbrook Road as presented. All yeas, motion carried.

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



Kimberly Duncan, Clerk

Kathleen Dafler, Chairperson