

**City of Oak Hill**  
**Board of Zoning Appeals**  
Minutes  
November 28th, 2022

The City of Oak Hill's Board of Zoning Appeals met on November 28th, 2022, at 6:02 PM in the City of Oak Hill Board Room. Members present were Chairman Chris Taylor, Zach Baldwin, Mary Catherine Bradshaw, and Kathryn Booth. Chris Goetz was absent. Staff in attendance were, Codes Officer Stephen Snow, Administrative Assistant Desiree Lohr, and City Manager J. Steven Collie functioning as Recorder. The meeting was live streamed via the City's website.

**1. Meeting called to order**

Chairman Taylor called the meeting to order at 6:02 p.m.

**2. Introductions**

Chairman Taylor asked the members and City staff to introduce themselves.

**3. Pledge Of Allegiance**

Chairman Taylor led the Pledge of Allegiance.

**4. Approval of minutes**

Bradshaw motioned to approve the meeting minutes of October 18th, 2022. Second by Booth. Voting AYE: Taylor, Baldwin, and Bradshaw and Booth. Motion carried 4-0.

**5. Chairman Taylor called for Case 22-16: 5421 Franklin Pike, Zone D.**

Preston Ayer requesting a variance request to remove 12 trees having a trunk-diameter at breast-height (DBH) of 8 inches or greater between proposed house and road, and in the area of the proposed shared-drive access. The presenter explained that a recent revision to the shared access drive from the drawings will reduce the tree removal. After the presentation, the chairman asked for Public Comments which there were none. Jeremy Walker the general contractor made additional comments concerning the tree removal. After questions from the BZA members, Chairman Taylor made the motion to approve the removal of the 12 trees on lot 5421 Franklin Pike. Seconded by Baldwin with the amendment for all trees except Tree # 887. Voting AYE was Booth. Voting NAY were Bradshaw, Baldwin, and Taylor. Motion was not approved by 3-1 Vote.

**6. Chairman Taylor called for Case 22-17: 5425 Franklin Pike, Zone D.**

Preston Ayer requesting a variance to remove 26 trees having a trunk-diameter at breast-height (DBH) of 8 inches or greater between proposed house and road, and in the area of the proposed shared-drive access. The presenter explained that a recent revision to the shared access drive from the drawings will required the tree removal. And the Metro Fire Marshall would still need to approve the driveway and had no reason to believe it would not be approved based on the new drawings. After the presentation, the chairman asked for Public Comments which there were none. Jeremy Walker the general contractor made additional comments concerning the tree removal. After questions from the BZA members, Chairman Taylor made the motion to approve the removal of 28 trees, in which 26 were noted on the presentation and add #631, #628 and #627: minus Tree #224. Motion seconded by Baldwin. Voting AYE were Baldwin, Bradshaw and Booth. Voting NAY was Taylor. This request passed with 3-1 vote at 5425 Franklin Pike.

**7. Chairman Taylor called for Case 22-18: 5429 Franklin Pike, Zone D.**

Preston Ayer requesting a variance to remove 21 trees having a trunk-diameter at breast-height (DBH) of 8 inches or greater between proposed house and road, and in the area of the proposed shared-drive access. After the presentation, the chairman asked for Public Comments which there were none. Jeremy Walker the general contractor made additional comments concerning the tree removal. After questions from the BZA members, Chairman Taylor made the motion to approve the removal of 27 trees, comprised of those listed, protecting # 430 but adding trees #308, #309, #449, #403, #427, #428, and #429. Motion seconded by Booth. Voting AYE was Taylor. Voting NAY were Baldwin, Bradshaw. Booth abstained. This request failed for lack of 3 AYE votes.

**8. Chairman Taylor called for Case 22-20: 959 Greerland Drive, Zone B.**

The owner, Stevie Frasure presented the proposal of a 1,077 sf pool, pool deck and planter on a lot with nonconforming lot coverage of 7,292 sf. The existing nonconforming lot coverage was approved and compliant with OH Building Standards at the time of the single-family residence permit, however, since the standards have changed, it no longer falls within the current standards that went into effect on 11/23/21 allowing only 7,000 sf of impervious. The owner's original designs were to accommodate the previous standards with a lot coverage of 9,000 sf. Public Comments were opened with one person speaking in favor of the proposal. After the comment period was closed the BZA members continued the discussion. Motion was made by Chairman Taylor to grant the variance of 1,369 over the 7,000 minimum, contingent on removal of 1,400 sf of driveway and replaced with pervious pavers. Seconded by Baldwin. Voting AYE were Baldwin, Taylor, Booth and Bradshaw. Motion passed with 4-0 vote.

**9. Chairman Taylor called for Case 22-21: 4410 Soper Avenue, Zone B.**

Brett Hesselrode, contractor proposed removal of three trees greater than 8" Diameter at Breast Height that exist between rearmost existing structure and Soper Ave. There was no public comment during the comment period. The BZA members continued discussion and asking questions. Motion was made by Bradshaw to approve the proposal removing three trees of 8" in diameter or greater at this location. Taylor offered an amended motion based on a house plan revision proposed to reduce the three garage to a two car garage and restated the motion to approve removal of two trees, the 8" dogwood and the 32" white pine. Seconded by Booth. Voting AYE were Taylor and Baldwin. Voting NAY were Bradshaw and Booth. The motion failed for lack of three affirmative votes.

**10. Chairman Taylor called for Case 22-22: 906 Overton Lea Road, Zone F**

Wes Hodges representing the design group for this address. The proposal is for the removal of four trees greater than 8" Diameter at Breast Height that exist between rearmost existing structure and Overton Lea Rd. There were no Public Comments made. The BZA continued with discussion and questions. Motion to approve by the Chairman to remove four trees as requested contingent upon planting 20 5" caliper trees in their place and with Codes Official to seeing the Arborist's letter from Owner and confirming the details of the damaged trees. Seconded by Bradshaw. Voting AYE: Taylor, Bradshaw, Baldwin and Booth. Motion carried with 4-0 vote.

**11. Chairman Taylor called Case 22-23; 1011 Tyne Boulevard, Zone F.**

Blake Owen presented this case. The proposal is for removal of trees greater than 8" DBH that exist between existing rearmost structure and Tyne Blvd. The case was presented with Options for Plan 1A or 1B. There were no Public Comments. Motion was made by Bradshaw to approve the proposal for Plan 1B that would save 7 existing trees, take out 9 trees, and grant the variance of 12.3 feet to the front setback for the property at 1011 Tyne Blvd. Voting AYE: Taylor, Bradshaw, Baldwin. Booth voted NAY. Vote carried 3-1.

12. **Adjournment.** The chairman called for adjournment and was approved unanimously.

Chair 

  
Member