

**City of Oak Hill**  
**Board of Zoning Appeals**  
Minutes  
November 21, 2023

The City of Oak Hill's Board of Zoning Appeals met on November 21<sup>st</sup>, 2023, at 6:00 PM in the City of Oak Hill Board Room. Members present were Vice Chair Mary Catherine Bradshaw, Matthew Harris, and Chris Goetz. Chairman Chris Taylor and Kat Booth were absent. Staff in attendance were City Attorney Marshall Albritton, Codes Officer Stephen Snow, Administrative Assistant Desiree Lohr as Recorder.

**1. Meeting called to order**

Vice Chair Bradshaw called the meeting to order at 6:05 p.m.

**2. Introductions**

Vice Chair Bradshaw asked the Members and City Staff to introduce themselves.

**3. Pledge Of Allegiance**

Vice Chair Bradshaw led the Pledge of Allegiance.

**4. Approval of Minutes**

Harris moved, seconded by Goetz, to approve the October 17, 2023, Minutes with minor corrections. Voting AYE: Harris, Goetz, and Bradshaw. Motion carried 3-0.

**5. Case 23-52 - 827 Tyne Blvd., Zone F**

Proposed by Architect, Don Burke, to remove 2 trees within the building envelope with a DBH of 8" or greater DBH and to exceed the maximum lot coverage by 12%. No public comments were made. Bradshaw motioned to approve the maximum lot coverage by 12% as requested and to remove the 2 trees from within the building envelope based on the hardship presented as a 2-acre lot in Zone F since many other lots in this Zone, are 4-acre lots. Stipulating that the plans on C2.0 for the neoblast drain basin with the pedestrian gate and the agreement to plant 10 trees, 5 of which will be Oak trees. Seconded by Harris. Voting AYE: Harris. Voting Nay: Goetz, and Bradshaw. Motion failed 1-2.

**6. Case 23-53 - 941 Travelers Court, Zone C**

Proposed by Engineer, Tony Snyder, for a variance of 13.2' to Height Zone 1 (HZ1) on the left side of the house (as viewed from the street) that would result in a HZ1 height of 41.2'; and a variance of 8.5' to HZ1 on the right side of the house which would result in a HZ1 height of 36.5'. No public comments were made. Goetz motioned to approve the variances as stated, seconded by Harris. Voting AYE: Harris, Goetz, and Bradshaw. Motion carried 3-0.

**7. Case 23-54 - 3605 Rainbow Place, Zone A**

Owner, Adam Sizemore, seeking clarification of the ruling administered by the BZA in the 10/17/23 meeting regarding the original request by the applicant: Removal of 4 trees with a DBH of 8" or greater that are encroaching into the building landscape. The applicant believes that 3 of the 4 trees will not survive the construction of a new home. The 4<sup>th</sup> tree, a 24" Pine, is decayed, unhealthy, and will likely fall or die in the near future. No public comments were made. Goetz motioned to approve the removal of the 24" Oak tree and 12" Dogwood tree as they are in the proposed building footprint. Seconded by Harris. Voting AYE: Harris, Goetz, and Bradshaw. Motion carried 3-0.

**8. Case 23-59 - 839 Battery Lane, Zone C**

Proposed by owner, John Swift, the removal of 3 trees in front of a garage with a DBH of 8" or greater. The original approved site plan was permitted showing driveway to be paved in the area where these trees exist, but the trees had been inadvertently left off the original tree removal plan presented to the BZA prior to permit. The applicant now requests the removal of the trees to correct this mistake. No public comments were made. Bradshaw motioned to approve the removal of the 3 Hackberries in front of the garage that were part of the previously approved building plan. Seconded by Goetz. Voting AYE: Harris, Goetz, and Bradshaw. Motion carried 3-0.

**9. Case 23-60 - 836 Overton Court, Zone D**

Proposed by contractor, Steven Rondeau, the removal of 3 trees with a DBH of 8" or greater in preparation for the construction of a pool and pool deck and replace with 11 trees to offset the canopy coverage. No public comments were made. Bradshaw motioned to approve the removal of 3 Hackberries contingent upon the replacement with 11 Little Gem Magnolias. Seconded by Harris. Voting AYE: Harris, Goetz, and Bradshaw. Motion carried 3-0.

**10. Case 23-61 - 849 Forest Acres Drive, Zone C**

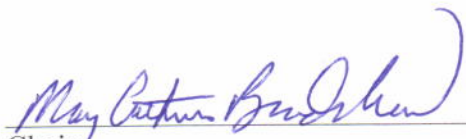
Proposed by owner, Sasha Yatchenko, the removal of 7 trees with a DBH of 8" or greater for the construction of a pool. No public comments were made. Bradshaw motioned to approve the trees that had been removed in order to build the pool that requires a permit, and the permit is contingent on the trees being gone and the planting of the following trees: 3 Red Maples, 3 Red Oaks, 2 Crabapples and 1 Serviceberry. Seconded by Harris. Voting AYE: Harris, Goetz, and Bradshaw. Motion carried 3-0.


**11. Case 23-62 - 1108 Overton Lea Road, Zone F**

Presented by designer, Jennifer Bagwell the addition to the primary structure that would be constructed to a point 15.6' beyond the rear 100' setback line. No public comments were made. Bagwell requested a deferral in order to provide additional documentation. Bradshaw motioned to approve the deferral. Voting AYE: Harris, Goetz, and Bradshaw. Motion carried 3-0.

**12. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:35.

  
Chair

  
Member