

**City of Oak Hill**  
**Board of Zoning Appeals**  
**Meeting Agenda**

February 20, 2024, at 6:00 P.M.

**1. Call to Order**

**2. Introductions**

**3. Pledge of Allegiance**

**4. Approval of Minutes**

November 21, 2023

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

Proposed addition to the house that would encroach 15'-6" into the rear Primary Structure setback.

**6. Cases 24-02, 24-03, 24-04 & 24-05 – 5021, 5025, 5029 Villa Crest Dr. (RLNAIZ) & 1107 Ridgeview Dr., Zone C**

Proposed variances to the Oak Hill Woodland and Tree Protection standards to allow installation of pressurized sewer line through wooded areas of 5021, 5025, 5029 Villa Crest Drive, and 1107 Ridgeview Dr. The purpose of this work is to replace failing septic systems at 5021 and 5029 Villa Crest Dr. and tie into the sewer main in front of 1107 Ridgeview. No trees are proposed to be removed, however some damage to root systems is anticipated due to trenching within the dripline. Specific variance requests respective to each case are as follows:

- **Case 24-02** – Requesting variance to allow sewer line installation at **5021** Villa Crest Dr. within driplines of trees contingent on no removal of trees.
- **Case 24-03** – Requesting variance to allow sewer line installation at **5025** Villa Crest Dr. within driplines of trees contingent on no removal of trees.
- **Case 24-04** – Requesting variance to allow sewer line installation at **5029** Villa Crest Dr. within driplines of trees contingent on no removal of trees.
- **Case 24-05** – Requesting variance to allow sewer line installation at **1107** Ridgeview Dr. within driplines of trees contingent on no removal of trees.

**7. Case 24-06 – 5527 Hillview Drive, Zone C (RLNAIZ)**

Proposed removal of three trees greater than 8" DBH (that have already been removed) from between the house and street.

**8. Case 24-07 – 1204 Saxon Drive, Zone C**

Requesting removal of approx. 10" DBH tree (that has already been removed) in advance of pool construction.

**9. Case 24-09 – 4040 Outer Drive, Zone B**

Requesting approval to place HVAC equipment pads outside the Primary Structure envelope.

**10. Case 24-10 – 806 Forest Acres Drive, Zone D**

Requesting removal of 3 trees that are at least 8" DBH.

**11. Case 24-11 – 1159 Gateway Lane, Zone C**

- Requesting a variance to allow approximately 400 sf of new house corner to encroach into the 25 ft. stream buffer.
- Requesting a variance to work within 75ft. stream buffer to demolish the existing pool house while leaving its masonry foundation wall and reincorporate the disturbed area into the existing hardscape to remain with new firepit.
- Requesting a variance to work within the 75ft. stream buffer to plant native vegetation and remove invasive species.
- Requesting a variance to remove one tree that is greater than 8" DBH from the allowed area of construction.

**12. Case 24-12 – 4117 Crestridge Drive, Zone C**

- Construct 12ft x16ft storage shed 5 ft. from rear property line and 5 ft. from side property line.
- Construct a new 10 ft. fence along a portion of NE property line.

**13. Case 24-13 – 4915 Lealand Drive, Zone F**

Requesting variance to build addition to primary structure that would encroach into the 50' side setback.

**14. Adjournment**