PREBLE COUNTY APPEALS BOARD
AGENDA
May 26th, 2015
7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE AGENDA

IV. APPROVE MINUTES
   A. Note receipt and consider approval of minutes as submitted for the April 28th, 2015 meeting.

V. OATH OR AFFIRMATION

VI. APPLICATIONS

   Tabled

1. Case # 4624. Robert C. & Marcia L. Bennett submitted application to renew a Temporary Use Permit allowing a fabrication shop in the existing barn on 1.04 acres located at 4994 Shields Rd., Lot 4, Harris Estates Subdivision, Twin Twp., Sec. 8, Preble County, Ohio, zoned Restricted Rural Residential. Business hours will be 9 am to 5 pm Monday through Friday.

2. Case # 4626. Bryan Brooks submitted application for a Temporary Use Permit allowing poultry, approximately 25-30 chickens and livestock, 4 ducks and 2 rabbits, for 4-H projects on 1.617 acres located at 5840 Gratis Rd., Gratis Twp., Sec. 21, Preble County, Ohio, zoned Rural Residential.

3. Case # 4627. Martin & Rebecca Ross submitted application for a Temporary Use Permit to be allowed a single-wide mobile home on 3.01 acres located at 4673 Maple Grove Rd., Washington Twp., Sec. 7, Preble County, Ohio, zoned Restricted Rural Residential. Mobile home will be occupied by parents, Don & Sharon Mills, who are elderly and under a doctor’s care.

4. Case #4628. Julie Hicks submitted application for a Conditional Use Permit allowing a 10’ x 20’ (200 sq ft) screened-in porch at camp lot 150 Antler Cove, Deer Run Campground, Somers Twp., Sec. 15, Preble County, Ohio, zoned Planned Recreational Vehicle Park.

5. Case # 4629. Rocky J. Hall submitted application to renew a Temporary Use Permit allowing sales of small fire arms from the existing barn on 1.103 acres located at 9049 Greenbush Rd., Gratis Twp., Sec. 23, Preble County, Ohio, zoned Restricted Rural Residential.
6. **Case # 4630. Steve Winn** submitted application to renew a Temporary Use Permit allowing him to occupy the 2nd floor of a proposed garage while building a new home on 5.001 acres located at 1277 Kayler Rd., Washington Twp., Sec. 13, Preble County, Ohio, zoned Special Use Provision.

7. **Case # 4631. David & Lacey Thompson** submitted application for a variance to allow a 10’ rear setback instead of the minimum required 60’ setback in order to construct a 30’ x 40’ (1200 sq ft) detached structure on 1.676 acres located at 6930 US 40 E., Harrison Twp., Sec. 25, Preble County, Ohio, zoned Agriculture.

8. **Case # 4632. Nicholas Lesh** submitted application for a variance to allow 5 ft rear and north side setbacks instead of the minimum required 50’ rear and 10’ side setbacks in order to construct a 30’ x 40’ (1200 sq ft) detached structure with a 17’6” roof peak height, also covering approximately 13.25% lot space instead of the maximum allowed 800 sq ft structure with maximum 15’ height, covering a maximum allowed 10% lot area on 0.459 acres located at 467 Wolf Rd., Lot 4, French Subdivision, Lanier Twp., Sec. 4, Preble County, Ohio, zoned Restricted Rural Residential.

9. **Case # 4633. Daniel Weaver** submitted application to renew a Temporary Use Permit allowing a gun smith and machine shop on the first floor of a two story residence (which will later be converted to a barn once the permanent home is completed), on 8.84 acres located at 1522 Wysong Rd., Twin Twp., Sec. 29, Preble County, Ohio, zoned Agriculture.

10. **Case # 4634. John & Sarah Clabaugh** submitted application for variances allowing a 55’6” rear and 10’ west side setback instead of the minimum required 60’ rear setback and 50’ side setback for a proposed 20’ x 24’ (480 sq ft) detached structure on 2.426 acres located at 5161 SR 122 W., Jackson Twp., Sec. 35, Preble County, Ohio, zoned Agriculture.

11. **Case # 4635. Howard Toney** submitted application for a variance to allow a 35’ front setback instead of the minimum required 65’ front setback from the front road right-of-way in order to replace an existing home on 107.25 acres located at 711 Toby Rd., Jackson Twp., Sec. 36, Preble County, Ohio, zoned Agriculture.

12. **Case # 4636. Lori K. Helman** submitted application for variances to allow 10’ rear and west side setbacks instead of the minimum required 50’ rear and 25’ side setbacks in order to build a 30’ x 40’ (1200 sq ft) pole barn instead of the maximum allowed 800 sq ft structure bringing the total lot coverage to approximately 13% instead of the maximum allowed 10% coverage on .538 acres located at 5848 Lewisburg Rd., Lot 23, Knollwood Subdivision, Harrison Twp., Sec. 34, Preble County, Ohio, zoned Restricted Rural Residential.

VII. DIRECTOR’S REPORT

VIII. OTHER BUSINESS

IX. ADJOURNMENT