



DEVELOPMENT DEPARTMENT
 PO Box 280
 Clayton, OH 45315
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BZA Case# <u>VAR 22-08</u>	Date Received: <u>6/28/22</u>	Reviewed By: <u>SP</u>
BZA Meeting Date: <u>8/2/2022</u>	Date of Legal Publication: <u>7/20/2022</u>	
Fee: \$ <u>250.00</u>	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
	<input checked="" type="checkbox"/> Check # <u>1092</u>	

Board of Zoning Appeals Application

Applicant: Audrey Boyd Phone Number: 937-248-9420

Mailing Address: 426 Thelma Ave Dayton OH
45415

Request:

- Administrative Appeal Conditional Use Variance

Property Address: 426 Thelma Ave

Subdivision Name: Crofton Woods Lot#: 95

Parcel ID#: M60 25305 0011 Zoning District: _____

Nature of Request: Request to build enclosed
carport (custom built) on original rear
driveway

I hereby authorize and grant to the City of Clayton Officials and employees, members of the Board of Zoning Appeals the right to come onto the above described property for the purpose of inspecting and evaluating the premises regarding this application. I further release said Board members, and City employees and officials from any and all liability during said inspection and related matters.

I swear that the above information and attached exhibits, to my knowledge, are true and correct. I understand that if the information on this application is not correct or complete, the result may be the invalidation of the approval and all subsequent permits issued in conjunction with this approval.

Applicant's Signature

6/21/22
 Date

Affidavit

State of Ohio

County of Montgomery

I (We) Audrey Boyd after being first duly sworn, depose and say:

1. That I (We) are the owner(s) of the above described real estate;
2. That I (We) have read and examined the Application for Conditional Use, Variance or Administrative Appeal of the City of Clayton Codified Ordinance, and are familiar with its contents; and
3. That I (We) have no objections to, and consent to such request as set forth in the application.

[Signature]

Property Owner(s) Signature(s)

426 Thelma Ave Dayton OH 45415
Mailing Address

937 248 9420
Phone Number

Subscribed and sworn to be before me this 27th day of JUNE 2022

[Signature]

Notary Public Signature



KARA C. ENGLE, Notary Public
in and for the State of Ohio
My Commission Expires April 25, 2023
Recorded in Miami County

Name (Person to be contacted for details, if other than above signature)

Mailing Address

Phone Number

Application for zoning waiver, 426 Thelma Ave

Description:

Request to build 2 car detached carport on existing rear driveway.

Aesthetic to resemble a 2 car garage, but to be a fully enclosed carport with 2 car garage door, utilizing the existing driveway, with proper set back for visual road clearance, in accordance with zoning.

Finish to be metal, wood, vinyl to match the existing house.

Prefer 15 ft (RV size) 2 car garage door facing street and facing yard (both sides of structure). This is to allow both storage of my RV, and to allow DPL equipment access completely through building, as the utility easement for the subdivision is through my yard. Total height of building no more than 20 ft to support doors.

Depth of building to extend from wood fence to the end of driveway (less required set back). Width no more than existing driveway. Estimated size: 19 W x 44 L x 20H or less

I may be required to build a shorter typical car height portion closer to the house where the electric lines attach to the mast, so may build a structure that is 12 ft on one side and 20 on the other side (see photo)

Justification for variance:

See attached lot photo.

The front drive area by basketball hoop is not buildable, due to the pie shape nature and steep hill.

The front yard area in front of garage is not buildable, as water lines come in from the curb at that side, as well as steep hill.

Additionally, zoning does not allow for building in front of the house

The side yard is not buildable, as the sewer lines and gas lines come in from the curb at that side.

There are 5 copper bores for geothermal heat that are placed underground all the way from drive way to the gas lines at that side of the house.

Additionally, zoning does not allow for building at the side of the house

The rear side of the house cannot be built upon due to an inground pool that was built at the original time the house was built (1960's Dayton pool medallion in concrete dates the house as original to the original construction, per Knickerbocker, who bought out Dayton Pools decades ago).

The remaining area of the back yard that is not taken up by pool may not be built upon, as the main utility easement and lines for the transformers for the subdivision run there. (thus the need for doors tall enough for the linesmen's bucket trucks).

The rear driveway is original, to the original construction of the home, and was likely built there before the ordinances were solidified. As the drive is original, it appears the city allowed the driveway there due to the lot layout, and intended to allow parking/storage in that area of the lot. The driveway IS behind the rear right corner of the house (behind house), as required by zoning. But it is also in front of side of the house, and therefore not behind the house. The area seems to HALF meet code, but it appears it was meant to be considered "rear" yard, as the city allowed the rear driveway to be placed there. There is very little "useable" rear yard in the original construction, and I believe the city allowed the driveway allowed the fence to be set behind the driveway to allow for the better aesthetic of the large front corner yard, rather than setting the side fence out to the end of the driveway. I believe both the city and the builder intended to allow for a driveway/garage, but preferred the shorter fence, due to

the utility easements and the better neighborhood view of the yard.

In short, I believe the rear driveway is meant to function as part of the rear yard, but due to utility easement the city preferred not to have the fence extend from the back wall to the end of the drive, and towards Denlinger (although that is my yard), due to DPL easement. Due to the above reasons, I request to build an enclosed carport to store my RV, long bed truck, trash cans and pool equipment, and request to build it large enough to allow ingress and egress to the utility wires.

I have not priced the cost to build, nor gotten specific plans, as the build would be custom and I do not wish to waste a contractors time quoting the build, if it cannot be legally completed, but as I intend to use the existing drive, I would expect the structure to cost no more than \$15,000, but would be built to resemble a garage and to increase property value (I am a real estate appraiser. I plan to build a structure that would enhance values, not detract from value or aesthetic).

A handwritten signature in cursive script, appearing to read "Penny" followed by a stylized flourish.

Proposed to be built
Inclined (are part of existing driveway)

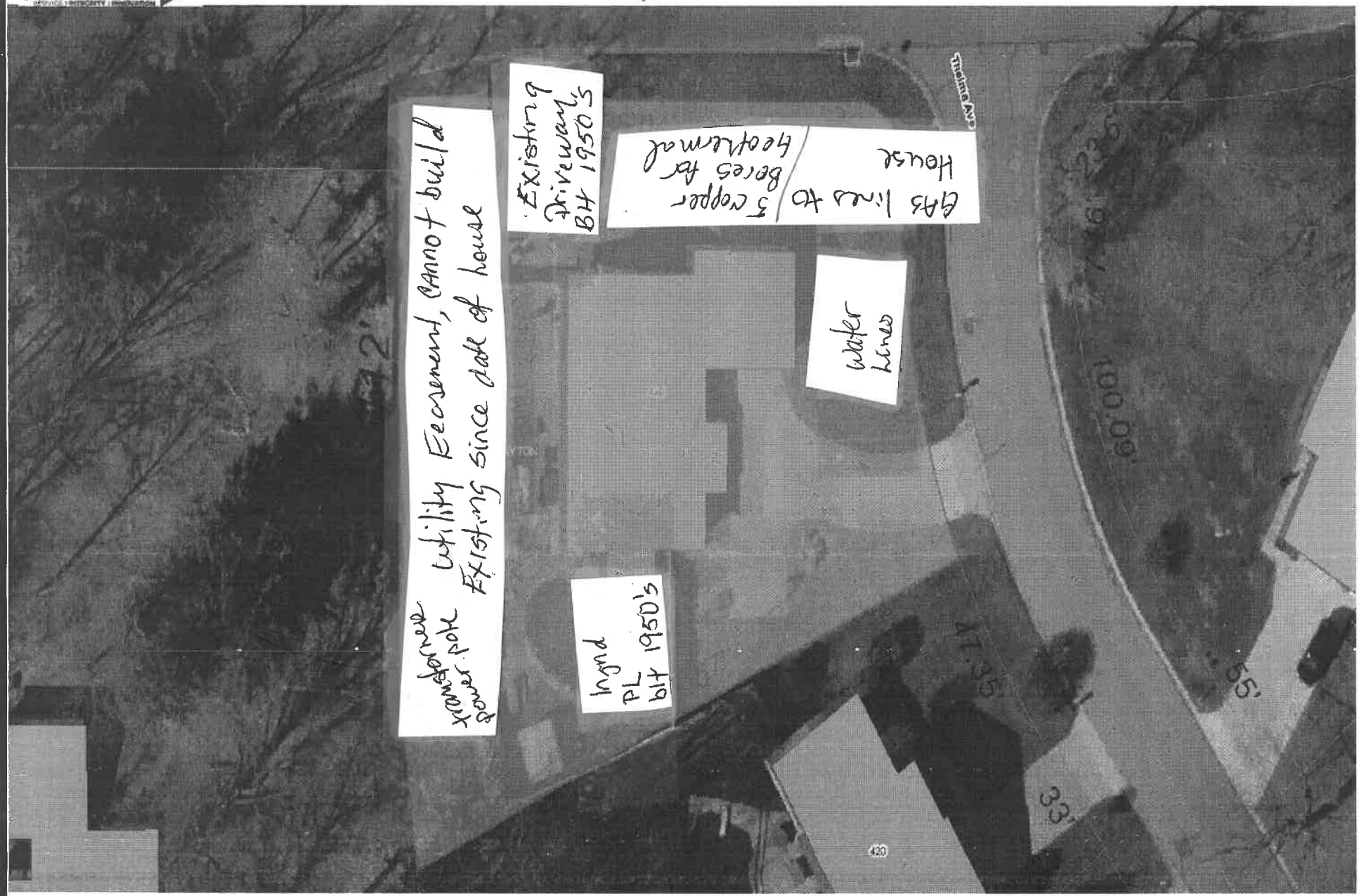
Utility Easement, cannot build
Existing since date of house
xmas 2016
xmas 2016
xmas 2016

Existing
Driveway,
BH 1950's

Gas lines to
Beres for
House
Heatmat

water
lines

Hyd
PL 1950's
BH



****DISCLAIMER:**

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1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused: or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.



1 inch = 22 ft



Required Variances:
20' overall height
for proposed enclosed
carport.
0' setback from side
property line
0' setback from house



Quickest Lead Times

Sheltering your camper with a metal RV carport doesn't have to break the bank. The lasting protection from carports and garages goes beyond preventing weather damage. They can keep your RV looking better and running longer. That way, you're free to spend more time doing what you love with a more reliable camper.

Our team cuts no corners. We use materials and certifications that meet all state requirements, and make sure you know exactly what your carport or garage will look like inside and out.

Types of Metal RV Carports



Open Metal RV Carports



Enclosed Metal RV Carports (RV Garage)

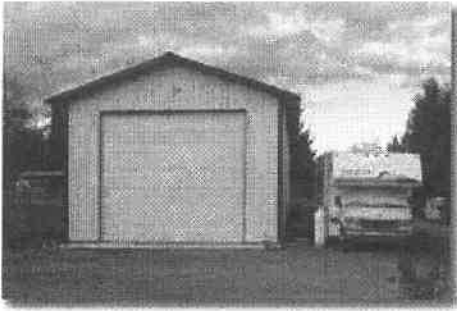


Thanks for stopping by!

Lean-To



Your dream RV deserves to be parked in a dependable, weatherproof RV carport, which is why Hansen Pole Buildings is proud to custom-design RV pole barn carport kits for customers in need of new or improved RV storage buildings. Whether you want to build something simple or something luxurious, you can count on our team to provide the best pole barns for RV storage.

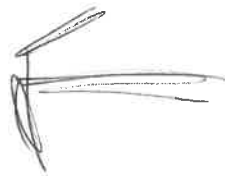


Our customers can order RV carport pole barns in various sizes and choose from a long list of optional features. Best of all, the first steps of the process are obligation-free—Hansen Pole Buildings offers free quotes for pole building designs. Even if you're just curious, you can learn how we'll bring your vision for an RV pole barn carport to life without committing to a purchase.

What Is an RV Carport Pole Barn?

Buying an RV is a serious investment, and natural elements have the power to destroy its value if you don't provide the proper shelter. Protecting the exterior from the sun, rain, and snow is a no-brainer if you want to keep your RV in great shape.

It's just as important to protect your RV's interior. With an RV storage building or shed, you can rest assured that its interior wiring, upholstery, and insulation will stay secure. Responsible owners are wise to purchase protective post-frame storage barns that keep their RVs safe from damage and theft.



Your RV carport building kit, in its most basic form, will look like a larger version of the standard garage kit. However, there are many ways you can customize your RV storage unit.

RV Carport Kit Pricing

The size of your new RV carport pole barn building determines its price. The average residential pole building costs anywhere from \$7,000 to \$75,000, while larger or very complex pole barns can cost up to \$100,000. RV carports are simpler than many other building types, so their prices shouldn't be on the higher end.

Costs also vary by location due to regional material prices and local design requirements, and you'll have to factor in any optional features you want to add to your pole building.

Free Quote

