

**VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
December 6, 2017**

Board members present: Leroy Ryerson, Mike Walters, and Robert Werner. Board members absent: Tom Spears. Also present: LuAnn Fortney, Patricia Reynolds, and Barbara Knisely, Community Development Coordinator.

The Board of Zoning Appeals (BZA) meeting was called to order by Robert Werner at 6:04 p.m.

Motion by Leroy Ryerson, seconded by Mike Walters to approve the October 4, 2017, Minutes as written. 3 ayes

Chair Werner swore in LuAnn Fortney from Whitehouse County Manor and Patricia Reynolds who were both about to give testimony concerning items on the agenda.

Appeal No. 03-2017: Mrs. Fortney stated that residents of the nursing home were able to climb over an existing fence. In order to protect the safety of the residents, Whitehouse Country Manor Nursing Home employees are requesting that they be allowed to construct a 10 foot privacy fence to enclose an outdoor patio area located behind the building. The fence will be white vinyl to match the other area that was previously approved (October 4, 2017 BZA meeting) for a 10 foot fence. This fence will replace an existing chain link fence that is located 6 feet from the rear driveway.

Leroy Ryerson moved to approve the 4 foot variance to allow a 10 foot fence, Mike Walters seconded the motion. Motion passed 3-0.

Appeal No. 04-2017: Patricia Reynolds of 6856 Wycliffe Drive, stated that she has the opportunity to purchase a 60' x 72' piece of property, to the west, abutting her rear yard, which would extend her lot to a depth of 222'. The purchase would split a long narrow lot located at 11441 Waterville Street. Neighbors to her south purchased the same amount of property and extended their lots in 1982. Allowing this split would create a lot of equal depth to the seven properties to her south.

Mike Walters moved and Leroy Ryerson seconded the motion to allow the lot split, thus creating a 60' x 222' foot lot at 6856 Wycliff Drive, Whitehouse, Ohio. 3-0

With no further business to come before the Board, Leroy Ryerson moved to adjourn, Mike Walters seconded the motion. Motion passed 3-0 and the meeting was adjourned at 6:20 pm.

Respectfully submitted,

Barbara Knisely
Community Development Coordinator