



Village of Baltimore

Fairfield County

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Bradley S. Nicodemus
Mayor

Teri Wise
Village Administrator

Brian C. Bibler
Fiscal Officer

Jeffrey Feyko
Village Solicitor

NOTICE OF PUBLIC HEARING FOR ZONING VARIANCES Thursday, May 13th @ 7:00 PM

The Village of Baltimore Board of Zoning Appeals, will hold a public hearing to review the following four (4) applications for variances:

Variance# 32/21

Property Location: 521 E Cliff

Property Owner: Darla Marcum

Parcel# 0240185000

The Board of Zoning Appeals (BZA) will hear a request from Darla Marcum asking for a zoning variance on her property located at 521 E Cliff for a fence. Her property is located in an R3 Residential District and *Section 1272.05 Fences, item F. 5. of the Village of Baltimore Codes states the requirements are that all fences shall be located one (1) foot off of the property line and no fence shall be constructed on the Lot Line.* Since Ms. Marcum's property is located beside her sister Ms. Conway at 517 E Cliff Street, she would like to place her fence on the lot lines so their backyards connect.

Variance# 33/21

Property Location: 517 E Cliff

Property Owner: Tamera Conway

Parcel# 0240184900

The Board of Zoning Appeals (BZA) will hear a request from Tamera Conway asking for a zoning variance on her property for a fence. The property is located in an R3 Residential District and *Section 1272.05 Fences, item F. 5. states the requirements are that all fences shall be located one (1) foot off of the property line and no fence shall be constructed on the Lot Line.* Ms. Conway's property is located beside her sister Ms. Marcum at 521 E Cliff Street so she would like to place her fence on the lot line so their backyards connect.

Variance# 34/21

Property Location: 607 N Main

Property Owner: Kristopher & Brittany Zahler

Parcel# 0240163200

The Board of Zoning Appeals (BZA) will hear a request from the Zahler's asking for a zoning variance on their property. Their principal structure is located at 603 N. Main and the parcel in question is located at 607 N. Main which they just recently purchased by them. This property is located in an R3 Residential District. *The accessory standards in the Village Code states Accessory structures are located on the same lot as the primary structure and are not designed for human occupancy as a dwelling or commercial use.* Since the primary structure at this time is located on a different parcel number than where the accessory structure will be placed, the Zahler's are requesting a variance so they can place their new accessory structure on the adjoining parcel. The plan moving forward, sometime in the future is to eventually combine both parcels into one.

Variance# 36/21

Property Owner: Bernice & Roger Woods

Property Location: O Holder Road

Parcel# 0240255400

The Board of Zoning Appeals (BZA) will hear a request from the Wood’s asking for a zoning variance on this property. This property is located in an R2 Residential District and the requirements of an R2 is that the *entrance to a parcel must be off of an improved, paved road and must be at least 100’ wide.*

Currently, the 12+ acres have no structures on the parcel, but he plans to build 5 residential structures there and currently has had the property surveyed showing the 5 separate parcels placements. The entrance to the property is from Holder Road but the entrance width to this parcel is only 92’ wide so it is 8’ short (entrance width wise) to meet the 100’ regulation as stated in section *1252.04 item A. 2 of the Village of Baltimore Zoning Code.*

A public hearing will be held at 7:00 for all members of the public to share their opinions if they like. The meeting will be a Zoom meeting and below are the instructions to gain access to that meeting. If you prefer instead to send your concerns or questions to Mayor Nicodemus to be read at the meeting you can do so by emailing him at: mayor@baltimoreohio.org.

Village of Baltimore, Ohio is inviting you to a scheduled Zoom meeting.

Topic: BZA Public Hearing - May 13, 2021

Time: May 13, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84328452219?pwd=aWRIM3dtNnFYRDYzQTJQSINLaDRPUT09>

Meeting ID: 843 2845 2219

Passcode: 547306

One tap mobile

+13017158592,,84328452219#,,,,*547306# US (Washington DC)

+13126266799,,84328452219#,,,,*547306# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

Meeting ID: 843 2845 2219

Passcode: 547306

Find your local number: <https://us06web.zoom.us/u/kccT6NDZ5X>

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