



CITY OF PORTSMOUTH
ENGINEERING DEPARTMENT

728 SECOND STREET, ROOM 25
PORTSMOUTH, OHIO 45662

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Minutes
Zoning Board of Appeals
Tuesday, October 18, 2005
3:00 p.m.

The Zoning Board of Appeals met in regular session at 3:00 p.m. in the City Engineering Department, 728 Second Street, Portsmouth, Ohio. Board Members in attendance were Ralph Bussey, Clemmy Womack and Gary Clark. Absent were Board Members Howard Baughman and Jerry Leadingham.

Others Present

Jonathon Skiver 2626 Shawnee Road, Portsmouth, Ohio 45662
Jerry Skiver 3320 Indian Dr. Portsmouth, Ohio 45662

Board Member Ralph Bussey called the meeting to order; minutes of the previous meeting July 19, 2005 were accepted.

Item # 1 Jonathon Skiver
 2626 Shawnee Road
 Portsmouth, Ohio 45662

Request: Jonathon Skiver is requesting height and boundary restrictions be adjusted for construction of a new garage 24' x 46' to be built on the south property line and having a height not exceeding 23ft.

Discussion: Mr. Skiver presented to the Board a sketch of the 4 car garage he is requesting to construct. Mr. Skiver informed the Board that he has several classic cars and would like to have a place to store them. The upstairs section of the garage would be used for a wood working shop and storage.

Board Member Ralph Bussey voiced his concerns stating Mr. Skiver does not have enough lot space to build a garage of this size (24x46) and there are also a lot of code restrictions. He also informed Mr. Skiver that he has a 6000 square foot lot therefore he is only allowed to have a 2 car garage on the lot. He stated that a garage of this size

could easily become a 2 story house which is not permitted. Mr. Bussey stated any time the Board does something that is against code restrictions they are setting a precedence in other neighborhoods. He said for the Board to allow a little more height or a little more width is one thing, but to allow a structure of this size, which will have a living space over 2200 ft. and could be converted into a house is not permissible; and the whole purpose of height restrictions is to eliminate alley houses.

Mr. Bussey asked if there were any objections to the request. The Clerk stated that a verbal objection was made to the Housing Inspector Larry Justice when delivering notices to the surrounding neighborhood; but there were no written objections submitted to the Engineering Department nor did anyone call in their objection.

The Board discussed and asked Mr. Skiver if there is any way he could build the garage not to exceed the height of 20 ft. and maintain the 2ft set backs. Mr. Bussey asked Mr. Skiver why the set back on the south property line is so important. In response, Mr. Skiver said he is requesting the set back on the south property line because of the way his existing driveway is set up. Chris Payton Building Official asked where would the garage be placed on the south property line. In response, Mr. Bussey stated Mr. Skiver wants to put the garage right on the south property line which would leave 4ft. all on the north side. Mr. Payton informed Mr. Skiver that if he is within 3ft. of the building on the south side of the lot line he would have to fire protect the garage wall and 4ft. of the roof with 1 hour fire rated sheet rock and there are no window openings allowed in a fire rated wall. Board Member Clemmy Womack asked Mr. Payton if Mr. Skiver agrees to the height and the set back regulations would he have to submit a new set of plans. In response, Mr. Payton answered no; Mr. Skiver could go back on the existing plans and red line the changes being made.

Clemmy Womack made a motion to grant Jonathon Skiver permission to construct the garage at 2626 Shawnee Road contingent upon that on the north, south, and east side of the property lines he is to maintain the 2 ft. set backs and the height of the garage is not to exceed 20 ft. Gary Clark seconded the motion. The vote was 3-0 in favor of the motion.

Cc: Board Members
Petitioner(s)
City Clerk/City Council