

VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
MEETING AGENDA

The Village of Yellow Springs Board of Zoning Appeals will convene on
Wednesday, April 2, 2025 at 5:30 PM.

You may express your views in writing by providing a copy to the Clerk of Council for inclusion in the record of the hearing. Please submit your letter by no later than **Thursday, March 27, 2025 for inclusion in the BZA packet: however, all letters received any time prior to the hearing will be provided to Board of Zoning Appeals members and the Zoning Administrator.** The application, as prepared by the petitioner, may be examined at the office of the Zoning Administrator on the 2nd floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387 at any time during regular office hours or on the Village website at www.yso.com after **Friday, March 28, 2025**. Questions regarding the application, zoning code or procedures may be directed to the Zoning Administrator Meg Leatherman, phone (937) 767-1702 or by email to meg.leatherman@yellowsprings.gov.

5:30 CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

COMMUNICATIONS

REVIEW OF MINUTES

Review of Minutes for February 12, 2025.

PUBLIC HEARINGS

Variance – Wayne Gulden & Bette Kelley have submitted a Variance application seeking relief from fence height at 802 S. High Street. Chapter 1260.01(a)(1) Fence Height, Chapter 1278.04 Variances – Moderate Density Residential District (R-B). Greene County Parcels #F19000100080003700, #F19000100080003600, #F19000100080003500, #F19000100080003400

AGENDA PLANNING

ADJOURNMENT

**-VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
MINUTES**

In Council Chambers @ 5:30 P.M.

Wednesday, February 12, 2025

CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Anthony Salmonson, Chair.

ROLL CALL

Anthony Salmonson, Chair, members Scott Osterholm, Matt Reed, Matt Raska and Dino Pallotta were present. Zoning Administrator for the Village, Meg Leatherman, and Solicitor Amy Blankenship were also present.

COMMUNICATIONS

There were no communications received.

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

Minutes for BZA Meeting of November 13, 2024 were reviewed. Reed MOVED and Raska SECONDED a MOTION TO APPROVE THE MINUTES AS WRITTEN. The MOTION PASSED 5-0 on a VOICE VOTE.

PUBLIC HEARINGS

Variance – Woda Cooper Companies, Inc. has submitted a Variance application seeking relief from density and parking requirements at 420 E. Enon Road. Chapter 1248.01 Residential Districts Purpose; Chapter 1264.02 Parking Requirements; Chapter 1278.04 Variances. High Density Residential District (R-C). Greene County Parcel #F1900100200000100.

The Clerk SWORE IN ALL PERSONS INTENDING TO PROVIDE TESTIMONY.

After attesting to the fulfillment of notification requirements, Leatherman introduced the hearing as follows:

Jared Miller, applicant, submitted a Variance application for two variances, one, for an increase in density of 6 dwelling units per acre; and two, for a reduction in parking requirement to 1.75 parking spaces per dwelling unit. These are Code Sections 1248.01(c) and 1264.02, respectively.

The property is located at 420 E. Enon Rd. in the High Density Residential (R-C) District. The proposal includes the construction of multi-family dwellings, which is a permitted use in the R-C zone with approval of a Site Plan application prior to building permit submittal. A draft concept plan has been provided as part of this application.

The property owner is the Yellow Springs Exempted Village School District. An Option to Purchase Agreement between the School District and Village allows the Village as Buyer to seek zoning approvals. Applicant is acting as an agent for the Village in seeking this variance.

Leatherman then reviewed the process undertaken by the Village to select a developer. She noted that the pre-application process revealed a need for additional units, resulting in the variance request regarding density.

Variance #1: Density.

Woda has submitted a variance request for an increase in density to improve their scoring in the OHFA process for awarding of Low Income Housing Tax Credits (LIHTC). Woda would like to add ten 1-bedroom units. The Ohio Housing Finance Agency (OHFA) limits the amount of tax credit funding per unit. Additional units would allow the project to request more state financing in addition to LIHTC credits, making the project more competitive in OHFA's application scoring system.

The variance request is for an increase in density of 6 du/ac, for a total of 20 du/ac. The subject property is 3.6 acres which allows for up to 50 dwelling units by right. The 6 du/ac variance would authorize up to 72 units for the site.

Leatherman provided a comparison chart in terms of density and parking availability in existing multi-family project in the Village.

Should the increase in total dwelling units be permitted, the proposed unit mix would consist of thirteen 1-bedroom, forty-three 2-bedroom, and fifteen 3-bedroom units, for a total of 71 dwelling units.

Variance #2: Parking:

Leatherman explained the second variance request as follows:

Per code section 1264 “Multi-family residential” is required to provide 2 parking spaces for every dwelling unit, a 2:1 ratio. This equates to a required 142 parking spaces, should the density variance be approved.

Woda requests a reduction in the requirement to permit 1.75 parking spaces per dwelling unit for a total of 124 parking spaces if density is increased. The reduction in parking spaces is based on Woda’s experience with parking needs in similar developments. Woda states that the reduction is required to allow sufficient space for the 71 units, trash enclosure, picnic area, landscaping and playground equipment.

Leatherman noted that her recommendation for approval is based upon the documented need for additional housing options in the village.

Raska received confirmation that the Public Works Director has stated that he has no concerns regarding the distribution of services should the variance be granted. Leatherman noted that final site plan review will address any concerns that may arise or that may have been overlooked, should that occur.

Salmonson inquired regarding the chart provided by Leatherman showing current multi-family housing in the village. Leatherman responded that most of the sites had likely received Planning Commission approval, while others may have slid under the radar, given the age of some of the units.

Reed asked whether the project would be permanently affordable.

Leatherman responded that LIHTC requires 30 years of guaranteed affordability. She added that Woda Cooper has stated their intention to keep the project permanently affordable.

Reed asked for an accounting of Village time and cost to date for the project. He opined that the sale of property to the developer at below market value should be included in the calculation.

Leatherman stated that a great deal of both staff and Council time has been devoted to the project, with a \$100,000 commitment made as a donation amount, and another amount expended for attorney fees.

Blankenship noted that the property will be sold by the Village to the developer at its appraised value. She added that attorney fees are at least \$40,000 to date.

Raska asked for an estimate of annual tax income for the property once the project is complete.

Leatherman stated that she has not run those numbers.

Salmonson redirected the body to the matter at hand, stating that there is no consideration regarding cost.

Reed responded that the information may be relevant to attaching a condition to any approval

Blankenship noted that the scope of BZA’s authority is very limited to the specific request at hand. She stated that BZA is acting in a quasi-judicial capacity, and as such, while they may hear some comments which should be taken as evidence, those comments which do not rise to that standard cannot be considered in formulating a decision. A direct benefit or detriment to the speaker or their property would constitute evidence.

Jarod Miller, Woda Cooper Companies (WCC), affirmed that he had sworn in at the start of the meeting.

Miller presented a power point identifying team members and the types of projects WCC has produced since their inception in 1990. He stated that the only projects WCC builds are multi-unit affordable housing structures. He noted that WCC is the “first vertically integrated affordable housing company in the US,” providing all services from start to finish.

Miller presented a timeline for grant submission through construction completion, noting various opportunities for public input.

Miller affirmed that WCC would offer supportive services to tenants, stating that this was a role for which Home, Inc. could be considered, as a “neighborhood partner”.

Responding to a question from Pallotta, Miller described the funding requirements and how WCC intends to remain “permanently affordable”. Miller iterated several times that affordable housing is the only type of project they build. He stated that the State of Ohio requires 30 years of compliance as affordable, and the plan would be to resyndicate at the 30-year mark for an additional 30 years, using that opportunity to reinvest in the project.

Salmonson asked whether, if the variances are rejected, WCC will continue the project.

Miller stated that WCC will continue to “try to make it work” but noted that they will lose competitive edge if the number of units is not over 50. The tie-breaker is the total unit count for the project, Miller said, with OHFA determining the “efficient number of units”, which is normally about 70. There is a set funding amount per unit, Miller said.

Responding to a question from Pallotta, Miller stated that indeed, partnering with a CHDO allows the project to access an additional 1 million dollars available from a Federal resource called Home Funds, the only avenue to which is to partner with or to be a CHDO.

Responding to a question from Reed, Miller stated that he is not concerned about losing access to federal resources due to recent political changes.

Pallotta asked whether WCC has turned over any of their units since their inception.

Miller responded that they have not, and that they have applied for resyndication for those projects hitting the end of the affordability requirement.

Salmonson OPENED THE PUBLIC HEARING.

Rebecca Potter, 346 Dayton Street, attested that she had sworn in. She stated that she was “speaking as an individual regarding parking and as School Board President regarding density.”

Potter asserted that the School Board had permitted the sale of 3.6 acres to avoid the need for a variance. She stated that the information the Board was given was that the development would be for 50 units and would be “for families, especially for kids”.

Potter asked that BZA “support the reduction in parking”. She stated a list of requests.

Jackie Hempfling affirmed that they had sworn in. Hempfling spoke in favor of the project and in favor of the variances.

Judith Hempfling was sworn in by the Chair. She requested that WCC “put in writing” their commitment to permanent affordability. She then advocated for WCC to include Home, Inc. as a local partner and that this be requested by the BZA.

April Wolford affirmed that she had been sworn in. She identified herself as the Home, Inc. Board President who was speaking as a citizen. She reiterated the need for the project to be permanently affordable through a legal agreement and that there be more three-bedroom apartments. Wolford requested that Home, Inc. be made a partner so that “hundreds of thousands of dollars” would go to Home, Inc. and not to Springfield.

Brian Housh was sworn in by the Chair. Housh noted that BZA decisions are appealed to Council but that he would recuse if that situation arose. Housh stated that he was glad to hear Miller’s commitment to permanent affordability. He advocated for Home, Inc.’s inclusion in the project, stating the need for an entity that understands the community. Housh made a vague reference to previous developers not being trustworthy and requested that the permanent affordability be guaranteed, suggesting that conditions be added to any approval.

Marianne MacQueen was sworn in by the Chair. She commented that the changes of receiving funding are about 30% and that any effort to improve the project’s scoring should be favorably considered given the considerable effort undertaken to this point to move the project forward.

Salmonson CLOSED THE PUBLIC HEARING.

Salmonson noted that many of the comments received were more appropriate to a Planning Commission hearing, and urged those speakers to attend any Planning Commission hearings on the matter should the project move forward.

Reed received confirmation from Leatherman that WCC would have to come before Planning Commission for a site plan review if the project receives funding.

Leatherman stated that the unit mix and number of units have to be locked in at the time of submission, but that the configuration and design features can change.

Blankenship stated that anyone potentially facing a unique benefit or detriment from the project has standing and can provide testimony. She stated that only the materials submitted in the BZA packet and the power point presentation from WCC could be considered in making a decision. She noted that the public comments were just that—comment as opposed to testimony.

Upon reflection, Blankenship commented that Potter's comments regarding density, presented as the view of the School Board, could be considered.

Pallotta spoke to the parking issue, noting that in the 1990's there were two thriving businesses, one at each corner of the intersection, and that there were more children enrolled in the High and Middle schools, resulting in a great deal more vehicle traffic concentrated in that area. He observed that this had not been viewed as a matter of concern at the time, and argued that the addition of 70 housing units would not increase traffic above what it had been in the 1990's.

Reed referenced the chart provided by Leatherman showing existing multi-family units with density and parking. He asked whether, if BZA were to grant a lower number of parking spots per unit, WCC could use the additional space to increase the number of three-bedroom units.

Blankenship stressed that if a change to the requested variance were made, even if WCC were to agree with it, the matter would need to be tabled to allow proper notice for the amended request and to give time for Leatherman to analyze the request. She pointed out that WCC's application deadline does not permit that delay.

Miller responded that he is comfortable with 1.75 parking spaces per unit ratio as a right fit for the community. He stated that it was an odd conversation to have to consider significantly changing the project days ahead of the submission deadline and in the absence of public forums on the matter.

Responding to a question from Blankenship, Miller stated that site limits options for the site plan.

Blankenship stated her recommendation that BZA not attempt to modify the variance.

Salmonson directed a question to Potter, asking whether the School Board had any concern that residents of the housing project would stray onto school property or otherwise cause concern for the school.

Potter responded that she could not answer the question as not in her area of expertise. She then went on to opine as to concerns regarding parking, but gave no context for those comments.

Pallotta asked that the Board prioritize Council's goal of getting the project across the finish line.

Reed asked whether BZA could craft a condition whereby if BZA permitted a parking ratio of 1.5 spaces per unit, WCC could use the increased space to convert some of the smaller units into three-bedroom units.

Blankenship reiterated that this would be a change to the request and that she would advise against such action.

Raska asked the Solicitor whether, despite her advising against it, BZA could do so. "What would be the potential issues of adjusting the variance at this point," he asked.

Blankenship responded that the technicalities would be a matter for Miller to address, but that from a legal standpoint, she would advise against any such action. "We are in a specific area of the law here," she said, pointing out noticing requirements as one example.

Responding to a question from Raska, Blankenship said that to change the variance would be to risk legal issues. If a change were made to the request, she said, and there was a challenge to the decision, she said, the challenge would have merit.

The Clerk then read the Duncan Standards as applicable to the variance of an additional six dwelling units per acre for a total of twenty dwelling units per acre as follows, calling roll on each standard:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; Salmonson: Y; Osterholm: N; Raska: N; Reed: Y; Pallotta N
- (2) Whether the variance is substantial; Salmonson: Y; Osterholm: N; Raska: N; Reed: Y; Pallotta N
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; Salmonson: N; Osterholm: N; Raska: N; Reed: N; Pallotta N
- (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection; Salmonson: N; Osterholm: N; Raska: N; Reed: N; Pallotta N
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction; Salmonson: Y; Osterholm: Y; Raska: Y; Reed: Y; Pallotta Y
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; Salmonson: Y; Osterholm: Y; Raska: N; Reed: N; Pallotta N
- (7) Whether the existing conditions from which a variance is being sought were self-created; Salmonson: Y; Osterholm: Y; Raska: Y; Reed: Y; Pallotta Y
- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Salmonson: Y; Osterholm: Y; Raska: Y; Reed: Y; Pallotta Y

Reed asked for a condition to the variance that 30 years of affordability be tied to the variance.

Blankenship commented that 30 years is required under Ohio law so will be covered in other aspects of the process.

Pallotta MOVED to APPROVE the variance of an additional six dwelling units per acre for a total of 20 dwelling units per acre. Raska SECONDED, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Raska MOVED and Pallotta SECONDED a MOTION TO APPROVE THE VARIANCE OF -.25 TO THE PARKING REQUIREMENT FOR A TOTAL OF 1.75 PARKING SPACES PER UNIT.

The Clerk then read the Duncan Standards as applicable to the variance -.25 to the parking requirement of 2 parking spaces per dwelling unit for a ratio of 1.75:1 for a total of 124 parking spaces as follows, calling roll on each standard:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; Salmonson: Y; Osterholm: Y; Raska: N; Reed: Y; Pallotta Y
- (2) Whether the variance is substantial; Salmonson: Y; Osterholm: N; Raska: N; Reed: N; Pallotta N
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; Salmonson: N; Osterholm: N; Raska: N; Reed: N; Pallotta N
- (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection; Salmonson: N; Osterholm: N; Raska: N; Reed: N; Pallotta N
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction; Salmonson: Y; Osterholm: Y; Raska: Y; Reed: Y; Pallotta Y
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; Salmonson: Y; Osterholm: Y; Raska: Y; Reed: Y; Pallotta Y
- (7) Whether the existing conditions from which a variance is being sought were self-created; Salmonson: Y; Osterholm: Y; Raska: Y; Reed: Y; Pallotta Y

- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Salmonson: Y; Osterholm: Y; Raska: Y; Reed: Y; Pallotta Y

Salmonson CALLED FOR A VOTE ON THE MOTION TO APPROVE. THE MOTION PASSED 4-1 ON A ROLL CALL VOTE, with Salmonson voting against.

AGENDA PLANNING

There are no applications pending.

ADJOURNMENT

There being no further business, Raska MOVED and Pallotta SECONDED a MOTION to adjourn. The MOTION PASSED 5-0 on a voice vote. Meeting ADJOURNED at 6:45PM.

Anthony Salmonson: Chair

Attest: Judy Kintner, Clerk



The Village of **YELLOW SPRINGS**

937-767-1702
meg.leatherman@yellowsprings.gov
100 Dayton St. Yellow Springs, OH 45387

— PLANNING & ECONOMIC DEVELOPMENT —

TO: Board of Zoning Appeals
REPORT DATE: March 26, 2025
MEETING DATE: Wednesday, April 2, 2025
SUBJECT: **BZA02-2025 – Variance to Fence Height –802 S. High St. – Wayne Gulden & Bette Kelley**

SUMMARY

Wayne Gulden and Bette Kelley, property owners, submitted a Variance application (Exhibit A) seeking relief from Chapter 1260.01(a)(1), for allowance of a fence height of five (5) feet in the front yard. The property is located at 802 S. High St. in the Medium Density Residential (R-B) District.

This variance request has one component:

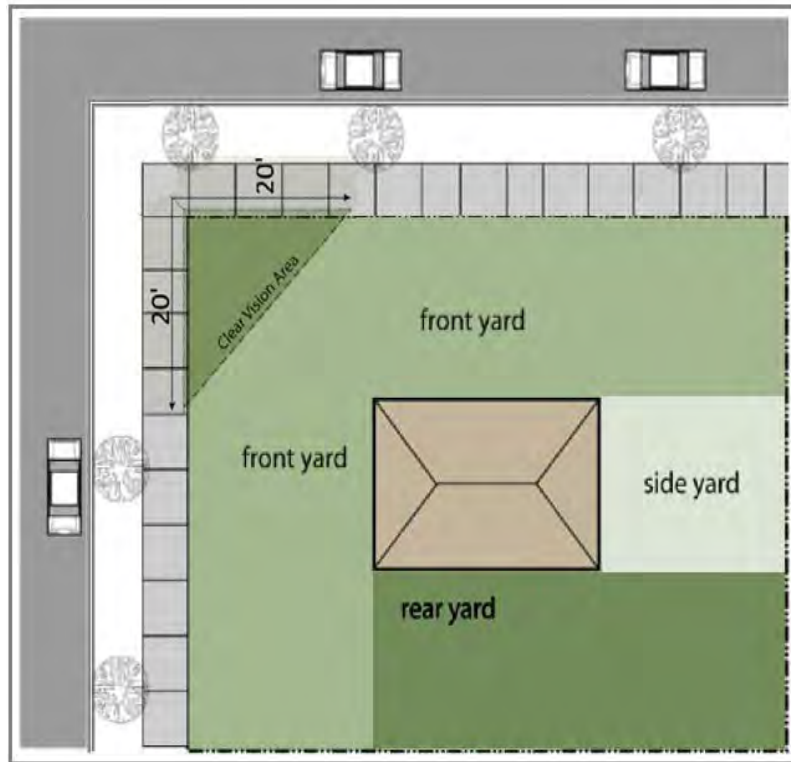
- 1) Variance request of one (1) foot, to allow a five (5) foot fence in both front yards.

The home was originally constructed in 1925 and was purchased by the present owners in 2024. Presently a 4 ft wire fence exists that is intertwined with trees and bushes. They would like to remove the existing fence and place a new wire fence in the same location to keep deer out of their yard. They are gardeners and dog owners and would like to keep the areas protected from the deer.

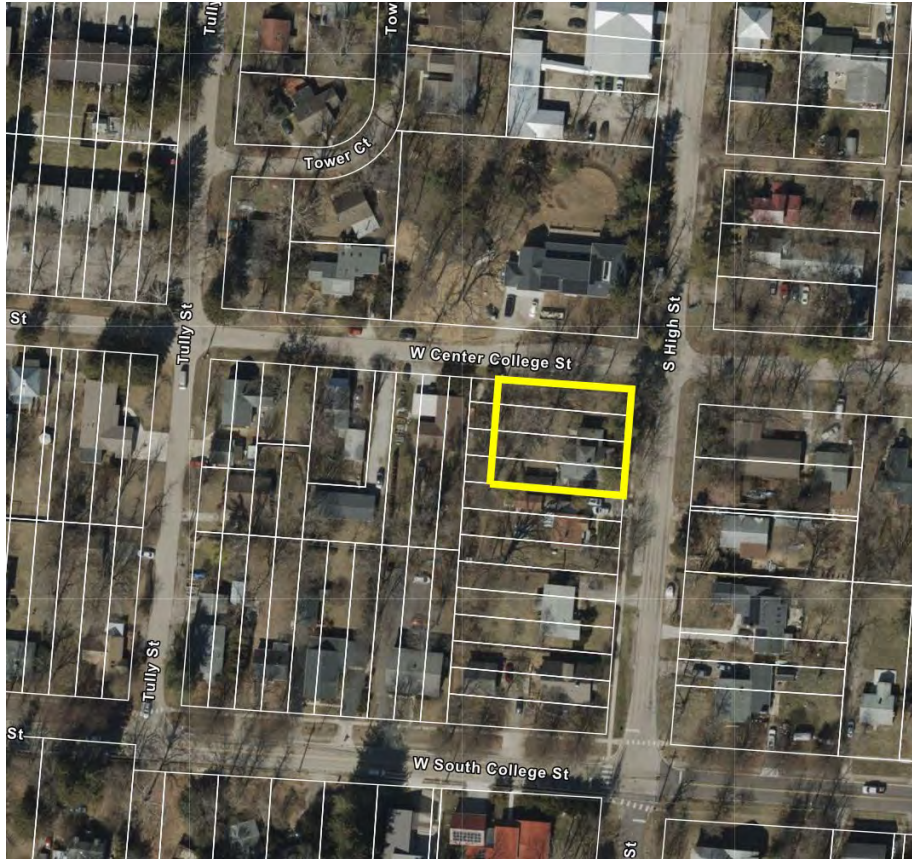
The red dashed line in the image below shows the proposed location of the fence segment that requires a variance.



Fences in front yards must not exceed four (4) feet (VC 1260.01(a)(1)). The property is a “corner lot” and VC section 1260.01(a) requires that corner lots have two front yards. The applicant requests a five (5) foot fence in the front yard for approximately 100 ft in the north front yard and 30 ft in the east front yard.



The proposed fence location is setback from the corner by more than 20 ft and public works has reviewed the request and is in agreement with the proposal.



Vicinity Map

PROJECT DESCRIPTION

ZONING DISTRICT: Medium Density Residential (R-B)

APPLICANT: Wayne Gulden & Bette Kelley

PROPERTY OWNER: Wayne Gulden & Bette Kelley

REQUESTED ACTION: BZA02-2025 – Variance to fence height

PARCEL ID: F19000100080003700, F19000100080003600, F19000100080003500, F19000100080003400

PUBLIC NOTICE: Adjoining property owners were mailed a notice on March 21, 2025 (Exhibit B), signs were posted on the property on March 21, 2025 (Exhibit C), and a notice was published in the YS News on March 21, 2025 (Exhibit D).

APPLICABLE CODE & STAFF FINDINGS

1278.04 VARIANCES. The Board's power to grant variances from the dimensional provisions of the zoning code, including by way of example, lot size, width, setbacks, parking requirements and height, shall be in harmony with the intent and purposes of the code, as provided below.

(a) Variance Standards. Variances from the terms of the code shall be granted only where the applicant shows that the strict application of a zoning requirement causes practical difficulties in the use of the

property. The factors to be considered and weighed by the Board in determining whether a property owner has encountered practical difficulties in the use of the property include, but are not limited to:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection;
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the existing conditions from which a variance is being sought were self-created; and
- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(b) The Board shall determine, after weighing the factors described above and any other factors the Board deems relevant, whether the property owner has shown practical difficulties so inequitable as to justify granting a variance to the property owner.

Finding: The proposal has practical difficulties so inequitable as to justify a variance for several reasons. A higher front yard fence is needed to safely secure the pets and gardens from the deer. Additionally, a wire fence has already existing in this location; this project simply replaces the existing fence and extends it by one foot in height.

Sincerely,



Meg Leatherman
Planning & Economic Development Director
Village of Yellow Springs

EXHIBIT LIST:

- Exhibit A – Application
- Exhibit B – Neighbor Notice
- Exhibit C – Sign Posting
- Exhibit D – YS News Public Notice



Board of Zoning Appeals
Public Hearing Request:
Variance

Planning & Zoning Department
100 Dayton St, 2nd Floor
Yellow Springs, OH 45387
(937) 767-1702

Case #: BZA-02-2025
Hearing Date:

Applicant Information

Table with 4 rows: Property Address, Property Owner, Mailing Address, Applicant Name, Applicant Address. Includes handwritten details for Wayne Gulden at 802 S. High St.

Project Information

I am requesting a variance on the dimensional requirement as outlined in (cite Zoning code section): 1260.01

Description: Install a 5' wire fence on the front and side yards at 802 S. High St. Code limits height to 4'. Also install a 5' fence on the back lot, which complies with the code.

Dimensions of Project & Total measurement of Variance requested: 52' along front yard, 105' along sides

Site Plan Attached: [X] Stormwater Mitigation Plan Attached: [] N/A

I understand that approval of this application does not constitute approval for any administrative review, conditional use permit, variance, or exception from any other Village regulations which are not specifically the subject of this application.

I, the undersigned do hereby certify that I am the applicant, and the information and statements given on this application, drawings, and specifications are to the best of my/our knowledge, true and correct.

I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.

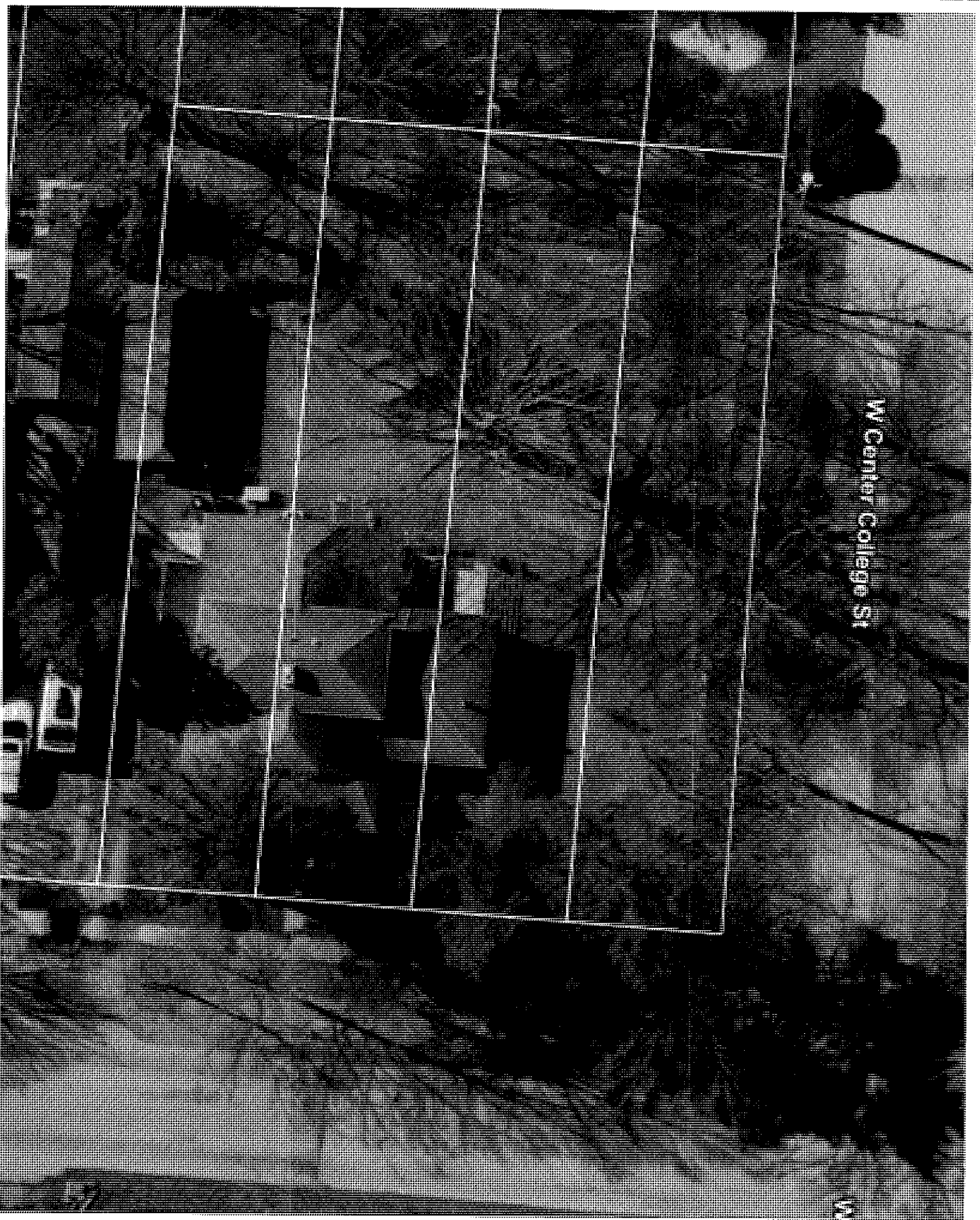
Applicant Signature: Wayne E Gulden Date: 3/11/2015

FOR OFFICE USE ONLY

Table for office use with fields: Zoning Fee (\$200.00), Payment Type (Check), Zoning District (R-B), Total (\$200.00), and Zoning Official Name and Title.

W. Corner College St

W





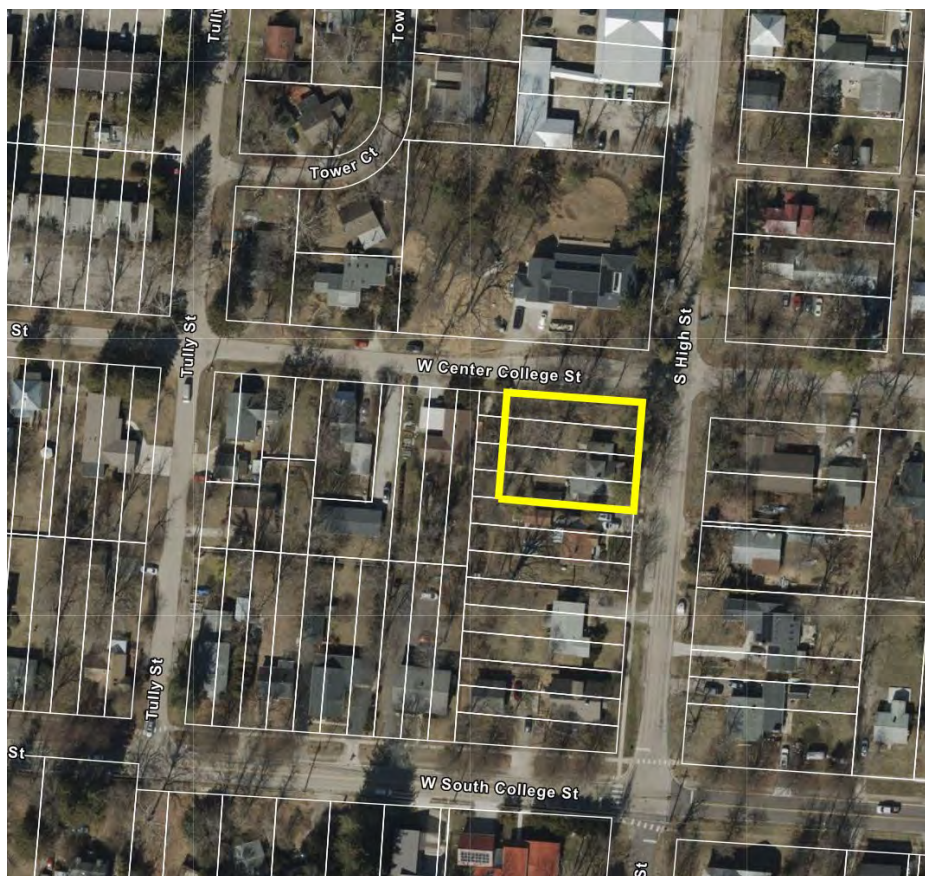
-Public Notice-

PUBLIC HEARING

VILLAGE OF YELLOW SPRINGS BOARD OF ZONING APPEALS

Notice is hereby given that:

Variance – Wayne Gulden & Bette Kelley have submitted a Variance application seeking relief from fence height at 802 S. High St. – Chapter 1260.01(a)(1) Fence Height, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100080003700, #F19000100080003600, #F19000100080003500, #F19000100080003400



A PUBLIC HEARING WILL BE HELD ON THIS PETITION BY THE VILLAGE OF YELLOW SPRINGS BOARD OF ZONING APPEALS ON:

DATE: Wednesday April 2nd, 2025

TIME: 5:30p.m.

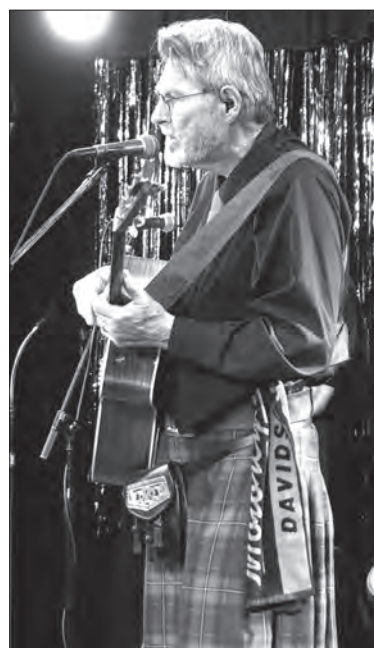
**LOCATION: John Bryan Center, Second Floor – Council Chambers
100 Dayton St.**

This notice provides you and every other interested party the opportunity to have input at the hearing. You may express your views in writing for inclusion in the record of the hearing by providing a copy to the Clerk of Council at clerk@yellowsprings.gov, or by calling 937-767-9126. Please submit your letter by no later than **Thursday, March 27, 2025 for inclusion in the Board packet: however, all letters received any time prior to the hearing will be provided to the Board members and the Zoning Administrator.** The applications, as prepared by the petitioners, may be examined at the office of the Zoning Administrator on the 2nd floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387 or on the Village website at www.yellowspring.gov after Friday, March 28th, 2025. Questions regarding the applications, zoning code or procedures may be directed to the Zoning Administrator Meg Leatherman, phone (937) 767-1702 or by email to meg.leatherman@yellowsprings.gov .

VARIANCE
REQUEST INVOLVING
THIS PROPERTY
WILL BE HEARD
APRIL 2 5:30 PM
LIVE on CHANNEL 5 & WWW.50.COM
CALL (937) 767-9126



A GOOD AULD TIME



PHOTOS BY REILLY DIXON

Despite the weekend's dismal weather — albeit reminiscent of the Emerald Isle — the sounds of the Springs really rang out over St. Patrick's weekend, as many of the village's stages were booked solid with scores of musicians and bands playing Irish tunes, ditties, jigs, reels and even good ol' fashioned rock-n-roll.

CLOCKWISE FROM TOP: Youngsters from the Dwyer Irish Dance troupe stepped one-two-three in the middle of a packed house at Peach's on Saturday; the traditional folk outfit Father Son & Friends preceded the dancers. Across the block was Tracy Perkins and the Personnel at Trail Town Brewing the same night. Later, back at Peach's, was Ben Clonch and Friends. Then, on a sunnier Monday — officially St. Patrick's Day — Heartstrings played a trad set at the Emporium.



House party

CONTINUED FROM THE FRONT PAGE

slowly work toward the modern era," he said. "That way it feels like less pressure on the whole set. ... Some people might come just for one specific artist, but when I disperse it like that, people may be surprised and hear something they might not have expected to like."

Having hosted so many house shows, Breslin is used to the limitations of live performances in small spaces not specifically designed as music venues. Keeping the size of the Emporium in mind, Breslin said he's "not trying to blow the roof off," but aims to facilitate a night of performances wherein folks can "dance, drink wine, talk and really utilize the space."

But he's also keenly aware of the possibilities of smaller spaces, where he said communities who "might not otherwise interact with each other" sometimes come together socially; he was reminded of a house show when he met a woman several decades his senior who was primarily interested in composing church music.

"We connected over music, and the fact that we both know people who don't have a place where they can perform in a safe environment," he said. "That's a nice part of it — seeing people open up."

He added: "I want it to be something where you'll definitely want to groove in your seat — and if you want to dance, there's room to dance."

The 2 of Clubs House Party is set for Friday, March 28; doors open at 6:30 p.m. for the weekly wine tasting, with music from 7-10 p.m. There is a \$5 cover charge, with funds to support the performers.

Contact: chuck@ysnews.com

AT THE LIBRARY

Register for library events at greenelibrary.info. Regular hours during the school year are 10 a.m.-8 p.m. Monday-Thursday, 10 a.m.-6 p.m. Friday, 10 a.m.-5 p.m. Saturday and 1-5 p.m. Sunday.

Activities for youth

- **MAKE ELECTRONIC MUSIC:** Teens aged 13 and older can try different computer audio programs to create electronic tunes Wednesday, March 26, 4-5 p.m.

Activities for adults

- **CRAFT CIRCLE:** Crafters gather Tuesdays, 11 a.m.-noon, in the library's meeting room, to work on personal projects or participate with others in designated "Craft for a Cause" monthly projects detailed at greenelibrary.info/cfa.

- **EARTH DAY CARDS WITH LORRI DOHERTY:** Doherty will lead a card-making session using recycled materials Thursday, March 27, 5:30-7:30 p.m. Registration is required.

- **MATTHEW GOODMAN PRESENTS "PARIS UNDERCOVER":** Author Matthew Goodman will present his latest novel, "Paris Undercover," set in Nazi-occupied France, Saturday, March 29, 3-4 p.m.

Storytimes

- **Preschool Story Time,** for ages 3-6 with an adult, meets most Fridays, 10:30-11:30 a.m. No session is scheduled March 28, while local schools are on spring break.

- **Baby & Toddler Song & Rhyme Time,** for infants through age 3 with an adult, is offered most Wednesdays, 10:30-11:15 a.m. No session is scheduled March 26, while local schools are on spring break.

WWW.YSNEWS.COM

WOOD PELLET OUTDOOR GRILLS IN STOCK



The Founders Series Legacy 800 (shown) and Legacy 1000 by Louisiana Grills®

Bauer Stoves and Fireplaces
America's best place to buy a stove or fireplace.

937-484-3456
800-762-9802

www.BauerStovesandFireplaces.com
See us now on Facebook

3548 SR 54 • Urbana, OH 43078
TUES. & FRI. 12-7, SAT. 10-5
CLOSED SUN. & MON.
WED. & THURS. by appointment

- 846 sq in cooking surface
- Digital touch screen
- 180°-600°F
- Louisiana Grills® Pressurized Cooking System™
- Open flame searing to 1,000°F
- 29-pound hardwood pellet hopper
- Built-in grill light

Ask about 30% Tax Credit for select wood & pellet stoves

BUILDING THE WORKFORCE



GREENE COUNTY
CAREER CENTER

Award-winning career/technical programs for high school and adult students.



937-372-6941 • www.greeneccc.com • 532 Innovation Way, Xenia, OH 45385

— Public Notice —

PUBLIC HEARING BOARD OF ZONING APPEALS

VILLAGE OF YELLOW SPRINGS, OHIO

Notice is hereby given that:

Variance – Wayne Gulden & Bette Kelley have submitted a Variance application seeking relief from fence height at 802 S. High St. – Chapter 1260.01(a)(1) Fence Height, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100080003700, #F19000100080003600, #F19000100080003500, #F19000100080003400

A PUBLIC HEARING WILL BE HELD ON THIS PETITION BY THE VILLAGE OF YELLOW SPRINGS BOARD OF ZONING APPEALS ON:

DATE: Wednesday, April 2, 2025 • **TIME:** 5:30 p.m.

LOCATION: John Bryan Center, Second Floor, Council Chambers, 100 Dayton St.

This notice provides you and every other interested party the opportunity to have input at the hearing. You may express your views in writing for inclusion in the record of the hearing by providing a copy to the Clerk of Council at clerk@yellowsprings.gov, or by calling 937-767-9126.

Please submit your letter by no later than **Thursday, March 27, 2025** for inclusion in the Board packet. However, all letters received any time prior to the hearing will be provided to the board members and the Planning and Economic Development Director. The applications, as prepared by the petitioners, may be examined at the office of the Planning and Economic Development Director on the 2nd floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387 or on the Village website at yellowsprings.gov after **Friday, March 28, 2025**.

Questions regarding the applications, zoning code or procedures may be directed to the Planning and Economic Development Director Meg Leatherman, phone 937-767-1702 or by email to meg.leatherman@yellowsprings.gov.

—Meg Leatherman, Planning and Economic Development Director



FOR THE LOVE OF COMMUNITY
Since 1974

RECORD APPLICATIONS SIGNAL BRIGHT FUTURES AHEAD!

This is a reprint of the YSCF Foundation Friday newsletter that was emailed Friday, March 14. To receive the full newsletter in your inbox, email yscf@yscf.org.

We're pleased to announce an unprecedented year for scholarships in Yellow Springs! The 2024-2025 application season has surpassed all previous records, with 187 total scholarship applications submitted across our portfolio of opportunities. An impressive 33 high school seniors successfully completed applications, with nearly every available scholarship receiving submissions.

Behind this success lies a dedicated network of support. Our scholarship review committees are now carefully evaluating each application, and we extend our deepest gratitude to these reviewers for their commitment to our students' educational futures.

Special recognition goes to:
• Harvey Curran, YSCF Scholarship Process Volunteer, for his exceptional coordination and program technical support

• Melissa and Sara, YSCF Staff, whose meticulous attention to detail made this record-breaking

year possible

• The guidance counselors and teachers who have mentored students through the application process

• All those who have contributed reference letters to strengthen our students' applications

• And with special thanks, to our generous donors, whose financial support creates these life-changing opportunities

The enthusiasm demonstrated by our applicants has been truly inspiring, with one ambitious student submitting an impressive 14 applications! This extraordinary participation underscores the meaningful impact these scholarships have on our young people's educational journeys.

Our scholarship committee members are now diligently reviewing all applications, with awardees to be announced in May. Thank you to everyone who contributed to making this year's scholarship program an overwhelming success.

DONATE TO THE LOVE OF COMMUNITY FUND:

www.yscf.org

yscf@yscf.org
937-767-2655



P.O. Box 55,
Yellow Springs,
OH 45387



Scan the code to donate to the Love of Community Fund!