

VILLAGE OF YELLOW SPRINGS  
BOARD OF ZONING APPEALS  
MEETING AGENDA

The Village of Yellow Springs Board of Zoning Appeals will convene on  
Wednesday, May 7, 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, May 1, 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 2<sup>nd</sup> 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](http://www.yso.com) after **Friday, May 2, 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](mailto:meg.leatherman@yellowsprings.gov).

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5:30 CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

COMMUNICATIONS

Katharina Seidl/Robert Brecha re: Support for Variance

REVIEW OF MINUTES

Review of Minutes for April 2, 2025.

PUBLIC HEARINGS

**Variance** – Andrew Holyoke, on behalf of Camp Fish Swim LLC, has submitted a Variance application seeking relief from side and rear yard setbacks at 312 W. Whiteman Street. – Chapter 1248.03(b) Dimensional Requirements, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100040009200

AGENDA PLANNING

ADJOURNMENT

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

**In Council Chambers @ 5:30 P.M.**

**Wednesday, April 2, 2025**

**CALL TO ORDER**

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

**ROLL CALL**

Anthony Salmonson, Chair, and members Scott Osterholm and Dino Pallotta were present. Zoning Administrator for the Village, Meg Leatherman was also present.

**COMMUNICATIONS**

There were no communications received.

**REVIEW OF AGENDA**

There were no changes made.

**REVIEW OF MINUTES**

Minutes for BZA Meeting of February 12, 2025 were reviewed. Pallotta MOVED and Osterholm SECONDED a MOTION TO APPROVE THE MINUTES AS WRITTEN. The MOTION PASSED 3-0 on a VOICE VOTE.

**PUBLIC HEARINGS**

Wayne Gulden and Bette Kelley, property owners, submitted a Variance application seeking relief from Chapter 1260.01(a)(1), for allowance of a fence height of five feet in the front yards. 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 deer.

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

Leatherman noted that the fence is set back from the corner more than 20-feet, so will cause no vision issues for the intersection. She stated that staff support the application.

Wayne Gulden and Bette Kelley were both sworn in by the Chair.

Gulden advocated for the fence as described in the narrative provided by Leatherman. He stated that they like to plant pollinators, which the deer like to eat.

Kelley related a story involving a fawn, a doe and the couple's small dog, which resulted in the couple learning a great deal more about fawns and their dog learning a great deal more about deer hoofs. The experience has led the couple to desire a taller fence.

Pallotta noted a home a block away which has dogs and has a four-foot fence on a corner lot, commenting that there are methods to discourage deer from jumping which do not require a taller fence.

Pallotta asserted that he favors consistency regarding BZA decisions.

Salmonson OPENED THE PUBLIC HEARING. There being no comment, he CLOSED THE PUBLIC HEARING.

The Clerk then read the Duncan Standards as applicable to the variance of one foot, to allow a fence height of five feet in the front yards, 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; Pallotta Y

- (2) Whether the variance is substantial; Salmonson: N; Osterholm: 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; 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; Pallotta N
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction; Salmonson: Y; Osterholm: 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; Pallotta Y
- (7) Whether the existing conditions from which a variance is being sought were self-created; Salmonson: Y; Osterholm: N; 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; Pallotta Y

Osterholm MOVED and Pallotta SECONDED a MOTION TO APPROVE A ONE FOOT VARIANCE TO FENCE HEIGHT AS REQUESTED. The MOTION PASSED 2-1, ON A ROLL CALL VOTE, with Pallotta voting against.

#### **AGENDA PLANNING**

There are no applications pending.

#### **ADJOURNMENT**

There being no further business, Pallotta MOVED and Osterholm SECONDED a MOTION to adjourn. The MOTION PASSED 3-0 on a voice vote. Meeting ADJOURNED at 5:48PM.

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Anthony Salmonson: Chair

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Attest: Judy Kintner, Clerk

## Judy Kintner, Clerk of Council

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**From:** Katharina Seidl <kaethiseidl@gmail.com>  
**Sent:** Monday, April 28, 2025 5:17 AM  
**To:** Judy Kintner, Clerk of Council  
**Subject:** Variance application Andrew Holyoke

You don't often get email from kaethiseidl@gmail.com. [Learn why this is important](#)

To the Board of Zoning,

We would like to express our support of Andy Holyoke's variance application for 312 W. Whiteman St. We have been neighbors of the Holyokes on WN College St for more than 20 years. They have been great and respectful neighbors and we have had the privilege of enjoying the view on their beautiful barn from our house. We think that converting it into a living space with the addition of a screened porch will be a wonderful use of this building and therefore hope that relief from setbacks will be granted to make the project possible.

Respectfully,  
Katharina Seidl  
Robert Brecha  
301 WN College St



# The Village of **YELLOW SPRINGS**

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

## — PLANNING & ECONOMIC DEVELOPMENT —

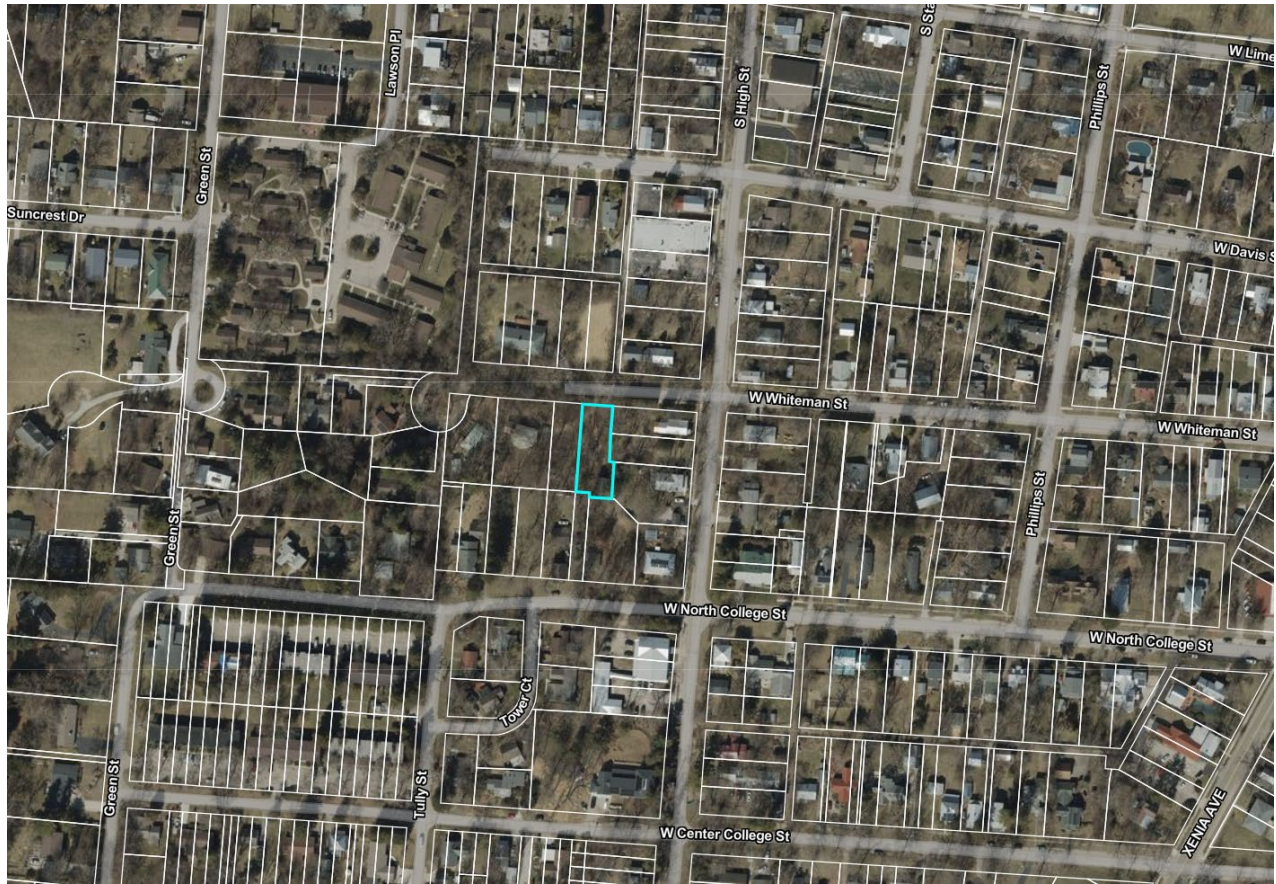
**TO:** Board of Zoning Appeals  
**FROM:** Meg Leatherman, Planning & Economic Development Director  
**REPORT DATE:** April 25, 2025  
**MEETING DATE:** Wednesday, May 7, 2025  
**RE:** **BZA03-2025 – Variance – 312 W. Whiteman – Andrew Holyoke**

### SUMMARY

Andrew Holyoke, property owner, submitted a Variance application (Exhibit A) relief from the rear yard setback, Code Section 1248.03(b). The property is located at 312 W. Whiteman St. in the Medium Density Residential (R-B) District. The proposal includes the renovation of an existing barn into a single-family dwelling. Single-family Dwelling is a permitted use in the R-B zone. A site plan has been provided as part of this application (Exhibit A).

The owners would like to renovate the existing barn into a dwelling unit and add a two-story screened in porch to the west side. The existing barn is 32'x24' (total of 768 sq ft footprint) and is presently located within the rear yard setback. The proposed porch would be 12'x15' (total of 180 sq ft footprint). The rear yard setback requirement for the R-B zone is 20ft and the owner would like to encroach 14.5 ft for a 5.5 ft rear yard setback. This is a variance request of 14.5 ft.

Should the Variance be approved by the Commission, the owners would need to complete additional steps prior to starting construction. First, a New Construction application is required to be reviewed by staff and subsequently a building permit.



Vicinity Map

### **PROJECT DESCRIPTION**

**ZONING DISTRICT:** Medium Density Residential (R-B)

**APPLICANT:** Andrew Holyoke

**PROPERTY OWNER:** Camp Fish Swim LLC

**REQUESTED ACTION:** Variance for rear yard setback relief

**PARCEL ID:** F19000100040009200

**PUBLIC NOTICE:** Adjoining property owners were mailed a notice on April 21, 2025 (Exhibit B), signs were posted on the property on April 24, 2025 (Exhibit C), and a notice was published in the YS News on April 25, 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.

#### **STAFF RECOMMENDATION**

Staff recommends approval based on the structure presently being located in the rear yard setback and this addition is for porch that is further away from the property line than the existing structure. The Board shall consider the application (Exhibit A) with the requirements outlined in Section 1278.04.

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

**EXHIBIT A**  
Planning & Zoning Department  
100 Dayton St, 2<sup>nd</sup> Floor  
Yellow Springs, OH 45387  
(937) 767-1702

Case #: B2A03-2025 [FOR OFFICE USE ONLY]  
Hearing Date: 5/7/25

**Applicant Information**

Property Address: 312 W. Center Whiteman St. (324 is the existing house)  
Property Owner: Camp Fish Swim LLC Phone: 937 532 3050 Email: aaholyoke@gmail.com  
Mailing Address: 107 Cliff St. YSO  
Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Applicant Address: \_\_\_\_\_  
*same as above*

**Project Information**

Description: Second story screen porch with storage below.  
Remodel of 24'x32' barn into house. Variance request  
is for set back relief on rear R-B, requires 20ft rear setback,  
asking for 5.5ft, including eaves

Dimensions of Project & Total measurement of Variance requested: \_\_\_\_\_

Site Plan Attached: ☒

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 understand that I remain responsible for satisfying requirements of any private restrictions of covenants appurtenant to the property.

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 understand that the Village is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of this Zoning permit as determined by the Village. I further certify that I am the Owner, or the lessee, or agent, fully authorized by the owner to make this submission. I certify that statements made to me about the time required to process this application are general estimations and not binding. Further, I understand that it may be necessary for the Village to request additional information and clarification after I have submitted this application and accompanying documentation.

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

Owner Signature: Andrew Holyoke Date: April 16 2025

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FOR OFFICE USE ONLY		
Zoning Fee: \$ <u>200.00</u>	Payment Type: <input checked="" type="checkbox"/> Check   <input type="checkbox"/> Cash   <input type="checkbox"/> Card	Approved <input type="checkbox"/>   Denied <input type="checkbox"/>
Other fees: \$ <u>—</u>	Zoning District: <u>R-B</u>	Permit Number: _____
<u>paid 4/16/25 mg</u> <u>200.00</u>		
Total \$ _____	Zoning Official Name and Title	Date



Stone  
Property

25'

~~25'~~

7.5'

5.5'

7.5'

10'

10'

40'

24'

10'

65'

32'

→

Overhanging eaves

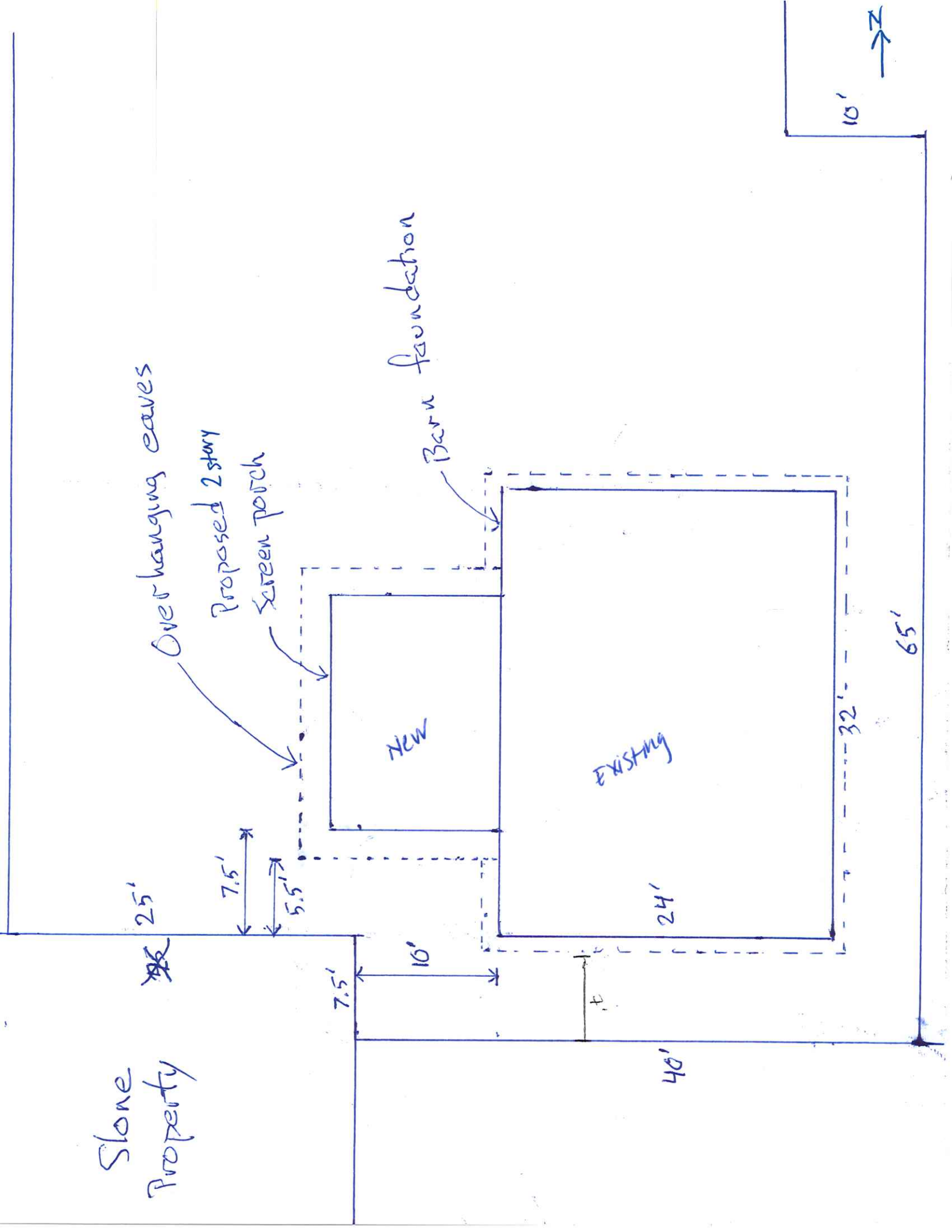
Proposed 2 story

Screen porch

New

Barn  
foundation

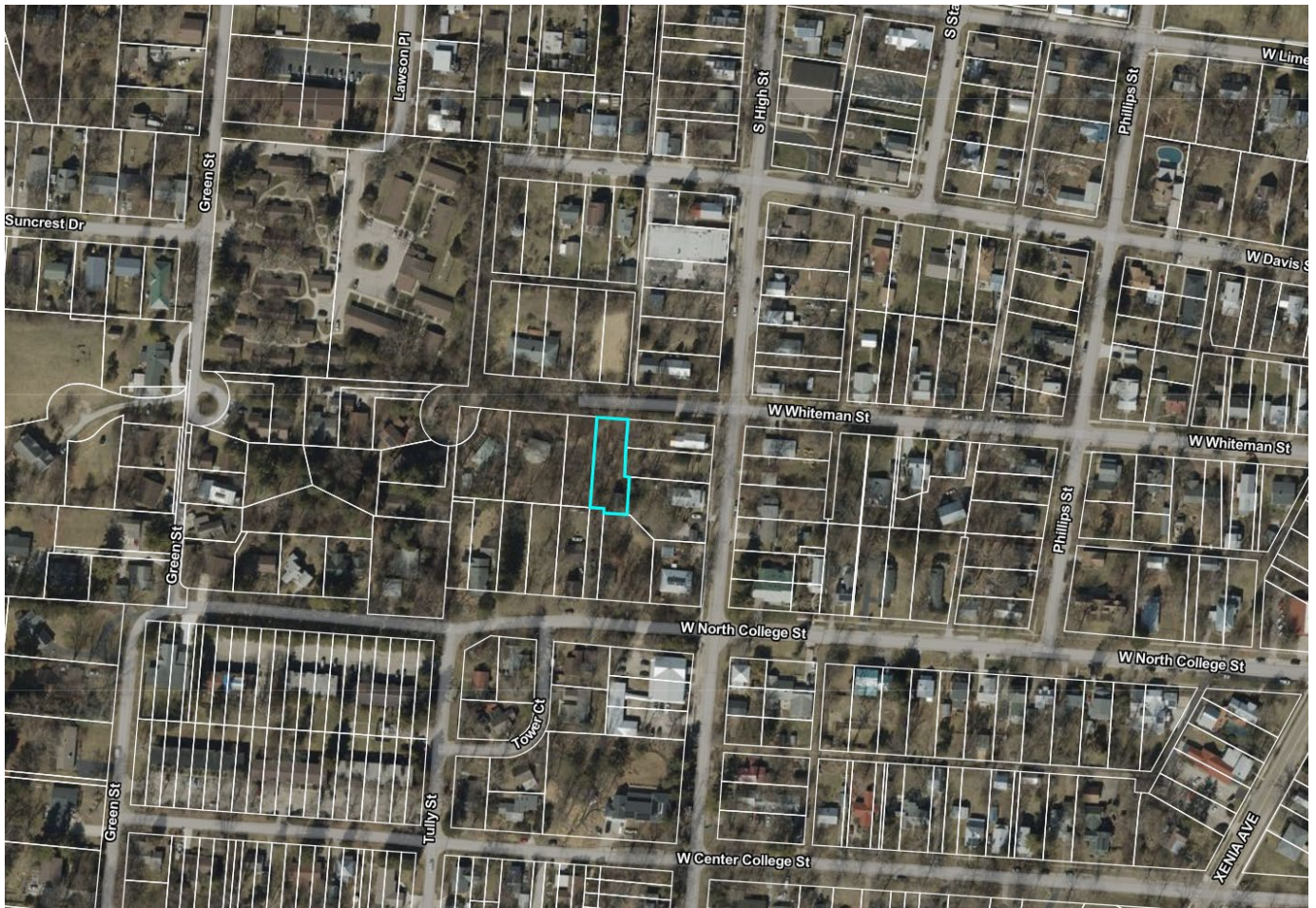
EXISTING



**-Public Notice-****PUBLIC HEARING****VILLAGE OF YELLOW SPRINGS BOARD OF ZONING APPEALS**

Notice is hereby given that:

**Variance** – Andrew Holyoke, on behalf of Camp Fish Swim LLC, has submitted a Variance application seeking relief from side and rear yard setbacks at 312 W. Whiteman Street. – Chapter 1248.03(b) Dimensional Requirements, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100040009200



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

**DATE: Wednesday May 7<sup>th</sup>, 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](mailto:clerk@yellowsprings.gov), or by calling 937-767-9126. Please submit your letter by no later than **Thursday, May 1<sup>st</sup>, 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 2<sup>nd</sup> floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387 or on the Village website at [www.yellowspring.gov](http://www.yellowspring.gov) after Friday, May 2<sup>nd</sup>, 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](mailto:meg.leatherman@yellowsprings.gov) .





VARIANCE  
REQUEST INVOLVING  
THIS PROPERTY  
WILL BE HEARD  
MAY 7 5:30 PM  
LIVE on CHANNEL 5 & WWW.YSO.COM  
CALL (937) 767-9126



## Roads to Recovery

CONTINUED FROM THE FRONT PAGE

begun utilizing their new van. According to Administrative Director Simone Edgell, Roads to Recovery aims to “incorporate lots of fun, new experiences that engage our students, including monthly outings to explore new places.”

Clements-Pitstick said that, though the general perception may be that field trips are just for fun — and fun is part of it, she said — they serve a larger purpose for Roads to Recovery students.

“The other part of it is for the children to learn to be in public social settings,” she said. “They get used to doing everything in the classroom and with regular routines. Going outside of the classroom exposes them to everyday scenarios and challenges them to work through their sensory issues, whether it’s wearing headphones or learning something new that they might not like, but are trying to work through.”

Roads to Recovery students recently took a field trip to the Boonshoft Museum of Discovery in Dayton. Clements-Pitstick said the museum’s water table, often a source of great fun on a typical field trip, is a great learning opportunity for Roads students.

“When we think about pouring water in a cup, we think, ‘That’s not a big deal, everyone can do that,’” she said. “But for some of these kids, it’s a huge deal because that’s not something that they’re coordinated

enough to do. Roads selects outings that allow them to learn and practice everyday skills, more so than the ‘who invented what’ that we see in a typical school field trip.”

In addition to the outings in the alternative education program, the van is also used for a monthly young adult social group. The group is composed of around 10 young adults, including a member from Yellow Springs, and led by Laurel Marrington, a board certified behavior analyst and intervention specialist, along with other Roads staff. The group focuses on conversation skills, peer interaction and forging friendships. They gather one evening each month to do an activity together, which in the past has included hiking in John Bryan and Glen Helen, outings to Young’s, and stopping for ice cream at Corner Cone, among other activities in the surrounding area. Last Halloween, they hosted their annual costume party at The Riding Centre. Roads has been connected to The Riding Centre for a while due to students participating in the center’s therapeutic riding program.

Roads also runs a young adult volunteering group that volunteers for a few hours every Monday at the Fairborn Library and Crayons to Classrooms. Edgell said student volunteers have enjoyed stocking, organizing, light cleaning and bundling supplies, among other tasks, with teachers on hand to support them. She added that, ideally, they would like to volunteer somewhere different each week on a rotating basis, and are extending their offer of help to the Yellow Springs community.

“Yellow Springs’ inclusive environment always lends itself well to our students’ diverse needs,” Edgell said. “We are greeted with open arms and welcomed in community spaces. If the community has any ideas for where we could volunteer once a month for about an hour on a Monday, please let us know!”

Clements-Pitstick said she appreciates all of the effort the board of Roads to Recovery puts into locating funds in order to provide resources, and wants to thank the Yellow Springs Community Foundation for the grant.

“The Autism Scholarship is about \$31,000 per child, which is not a whole lot compared to all of the resources and support that Roads offers,” she said. “The board does a really great job of fundraising and spending their money wisely, and will do absolutely everything they can to make something happen, because they know the value of what they’re seeking funding for and how much of an impact it will have on the kids. I want to thank the Yellow Springs Community Foundation for the grant, and make it known just how much of an impact it has had.”

When asked what Colson’s favorite part about Roads is, Clements-Pitstick said: “At the end of the day, he just likes being at Roads. He loves playing outside with his teachers, he loves getting to see all his friends.”

*\*The author is a student at Antioch College and a freelance reporter for the News.*

Contact: [ysnews@ysnews.com](mailto:ysnews@ysnews.com)

## ART AROUND TOWN

### Upcoming event

- An exhibition of recent works by local artists Gary Birch and Deanna Newsom will open at the YS Arts Council’s Robert F. Baldwin Jr. Gallery on Friday, May 2, with a reception from 6–9 p.m. The show will run through June 1; regular gallery hours are 1–4 p.m. Thursday–Sunday.

Birch works as a painter and a sculptor and is inspired by children’s art and myth. Newsom is a multimedia artist who combines paint, pastels and collage to create abstract responses to forests and fields. Both artists are strongly influenced by nature: Birch, by the intersections of nature and industry, and Newsom by nature’s chaos and pattern. The artists say they experience painting as a pathway to learn something new, leading to art that can be literal or imagined, bright or muted, tranquil or unsettling.

### Ongoing exhibitions

- “Thirty Voices: Multidimensional Stories, Art Book Circle 2024” is on display through Sunday, April 27, at the YS Arts Council’s Robert F. Baldwin Jr. Gallery, 111 Corry St. Gallery hours are 1–4 p.m. Thursday–Sunday.

The exhibition features “art books” created by three groups of 10 local artists over 10 months in 2024. The community art project includes a variety of media: collage, poetry, printmaking, fiber art, photography, drawing and painting. The participants included beginners as well as those

with a professional or lifelong art practice.

Organized by local artists Marie Hertzler, Dennie Eagleson and Forest Bright, the Art Book Circle participants also included Alice Robrish, Robin Littell, Deanna Newsom, Jeff Mellott, Jill Becker, Yvonne Vadeboncoeur, Ellen Ballerene, Richard Zopf, Talitha Acheson, Neenah Ellis, Daniele Norman, Delia Raymer, Alice Kennedy and Nancy Mellon.

- “Good Neighbors,” an exhibition of new paintings by Anna Arbor, is on display in the YS Senior Center Fireplace Room Gallery through Monday, April 28.

Arbor paints mostly what she sees on her morning walk, in her yard, or out her windows. She says that the flowers, fields, homes, people, pets and deer are all good neighbors in the village she loves, and that her paintings are a way of thanking Yellow Springs for inspiring and nurturing her.

Viewing times are during the Senior Center’s open hours of 9:30 a.m.–4 p.m. Monday–Friday, unless a class or other activity is taking place in the Fireplace Room.

- “The Village,” an art quilt, and two still-life photos printed on canvas — “Looks Good Enough to Eat” and “Afternoon Tea” — are on display at the YS Credit Union through the end of April.

The artist is Rosemary Ramsey, a retired university professor. She has a doctorate in marketing from the University of Cincinnati and a certificate in photography from the University of South Florida. Since retiring, Ramsey has honed her skills at photogra-

phy, quilting and crocheting. She says she enjoys pushing her creativity by searching for the unexpected in her work. She also appreciates being out in nature and has fallen in love with our national parks.

- “Winter’s Beauty ... Welcoming Spring” is on display through May 6 in the Village Artisans Lobby Gallery. The exhibition, which features art inspired by the changing of the seasons, is free and open to the public during regular gallery hours: 11 a.m.–5 p.m. Monday–Thursday, 11 a.m.–6 p.m. Friday and Saturday, and noon–5 p.m. Sunday. For more information, call 937-767-1209 or go to [villageartisans.blogspot.com](http://villageartisans.blogspot.com).

- YS Brewery is displaying a multimedia exhibit by Ezra Stinson through May 11 at the brewery’s Taproom, 305 N. Walnut St.

The show is part of the brewery’s Art+Ales series.

## MEMORIALS

### Monty Cox

A public Celebration of Life for Monty Cox, who died Dec. 28, 2024, will be held Saturday, April 26, at 2:30 p.m., in the Dining Room of Friends Care Community, 150 E. Herman St., Yellow Springs, Ohio.

The family welcomes any who wish to attend. The memorial service will be conducted in a Quaker manner, led by Bruce Heckman. Light refreshments and a time for fellowship will follow. Parking is available in front of the building.

### Patricia ‘Patty’ High

The family of Patricia “Patty” High invites the community to join them as they celebrate Patty’s life on Saturday, April 26, 11:30 a.m.–1 p.m., in the Blue Jacket Room at Caesar Ford Park, 520 S. Stringtown Road, Xenia.

Patty’s daughter, Donna; her grandchildren; and her great-grandchildren look forward to welcoming all and hearing stories and memories of their beloved mom and Mimi.

### Joan Horn

A Celebration of Life for Joan Horn will be held Friday, May 2, 3–5 p.m., at Glen Helen’s Vernet Ecological Center, 405 Corry St., Yellow Springs, Ohio.

The event will be an informal community gathering where people can share stories and remembrances of Joan with family and friends. Light refreshments and snacks, including chocolate (Joan’s favorite), will be served.

### Jonny Ellison

A Celebration of Life for Jon “Jonny” Ellison, who died Aug. 29, 2024, will be Saturday, May 24, 2025, from 2–6 p.m., at The Landing, Littleton & Rue Funeral Home and Crematory, in Springfield, Ohio. Remembrances and remarks will start at 4 p.m.

## Dark Star Bookstore



COME IN & BROWSE OVER 40,000 BOOKS

*New, Used, Out-of-Print and Collectible*

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• Bumper Stickers

POETRY • MYSTERIES • NATURE & MORE

- We buy books & comics
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237 Xenia Ave., Downtown Yellow Springs

937-767-9400

[WWW.DARKSTARBOOKSTORE.COM](http://WWW.DARKSTARBOOKSTORE.COM)

## EXHIBIT D

ANNUAL COMPETITION • ANNUAL COMPETITION • ANNUAL COMPETITION



# Chamber Music in Yellow Springs

Enriching your life. Building our community. Serving the art of music.

PRESENTS

## The Annual Competition for Emerging Ensembles

Our Showcase for Great New Performers



**Cerus Quartet**



**Trio Eris**

Beautiful Music, old and new!  
Competing for 1st and 2nd prizes — and “Audience Favorite”

**Sunday, April 27 at 4 p.m.**

First Presbyterian Church in Yellow Springs  
314 Xenia Ave.

TICKETS: \$30 at the door & free for students & persons 25 and under \$15 for the livestream performance  
Tickets available at our website for in-person and livestream.



**www.CMYS.org | 937-374-8800**



## SAVE THE DATE! MAY 17, 2025

# COOKOUT WITH FRIENDS



Mark your calendars for **Friends Care Community’s Third Annual Cookout with Friends Fundraiser!**  
**MAY 17, 4–7 P.M.**

- This year will feature an ‘Open Mic’ with local musicians. Spread the word!

- Mingle with the residents, families and community members, and take the opportunity to meet our new staff and board members.

**FRIENDS CARE COMMUNITY OF YELLOW SPRINGS**  
150 E. Herman St. | [friendshealthcare.org](http://friendshealthcare.org) | 937-767-7363

### — Public Notice —

## PUBLIC HEARING BOARD OF ZONING APPEALS

VILLAGE OF YELLOW SPRINGS, OHIO

Notice is hereby given that:

**Variance** – Andrew Holyoke, on behalf of Camp Fish Swim LLC, has submitted a Variance application seeking relief from side and rear yard setbacks at 312 W. Whiteman Street. – Chapter 1248.03(b) Dimensional Requirements, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F1900010004000920

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

**DATE: Wednesday, May 7, 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](mailto:clerk@yellowsprings.gov), or by calling 937-767-9126.

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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](mailto:meg.leatherman@yellowsprings.gov).

—Meg Leatherman, *Planning and Economic Development Director*



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