

VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
MEETING AGENDA

The Village of Yellow Springs Board of Zoning Appeals will convene on
Wednesday, August 27, 2025 at 5:00 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, August 21, 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, August 22, 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.

CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

COMMUNICATIONS

REVIEW OF MINUTES

Review of Minutes for June 4, 2025.

PUBLIC HEARINGS

Variance – Guy Glass has submitted a Variance application seeking relief from fence height at 624 Tulip Ct. – Chapter 1260.01(a)(1) Fence Height of corner lots, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100020019600

AGENDA PLANNING

ADJOURNMENT

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

In Council Chambers @ 5:30 P.M.

Wednesday, June 4, 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, Matt Raska, Matt Reed and Dino Pallotta were present. Zoning Administrator for the Village, Meg Leatherman, was also present.

COMMUNICATIONS

Jennifer Berman re: Request for Variance
Susanne Ordonez re: Request for Variance
Ross Behnfeldt re: HOA Approval for Variance (Spring Meadows)
Jay Smithberger re: Conditions for Glenview Variance

REVIEW OF AGENDA

There were no changes made.

REVIEW OF MINUTES

Minutes for BZA Meeting of May 7, 2025 were reviewed. Raska MOVED and Osterholm SECONDED a MOTION TO APPROVE THE MINUTES AS WRITTEN. The MOTION PASSED 4-0 on a VOICE VOTE, with Reed abstaining.

PUBLIC HEARINGS

The Chair swore in those present intending to speak.

1. Variance – Tammy Fox has submitted a Variance application seeking relief from fence height at 145 Kenneth Hamilton Way – Chapter 1260.01(a)(1) Fence Height of corner lots, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100020019700.

Leatherman explained the request as follows: Tammy Fox, property owner, submitted a Variance application seeking relief from Chapter 1260.01(a)(1), for allowance of fence height of six feet in the front yard. The property is a corner lot and VC section 1260.01(a) requires that corner lots have two front yards and fences are only allowed to be a height of four (4) feet in a front yard.

The property is located in the Spring Meadows subdivision at 145 Kenneth Hamilton Way in the Medium Density Residential (R-B) District. The front entrance of the home faces Kenneth Hamilton Way or west, while the side yard facing north has frontage along Snowdrop Drive. The applicant requests a six foot fence in the front yard that has frontage on Snowdrop Drive.

The fence would be set back from the corner by more than 20 feet. Public Works has determined that no utility access would be affected if the fence were constructed.

Raska received confirmation that the fence would not interfere with any form of service delivery or maintenance.

Ms. Fox stated that she desires a six-foot fence so that her fence will align with the neighboring rear-yard fence so that the yards present a visually level appearance. The neighboring fence has not yet been constructed, she said, but is planned.

Pallotta received confirmation that the HOA is agreeable to a six-foot front yard fence despite a condition listed in the HOA agreement that bars front yard fences of any height.

Fox noted that the HOA requires a 1.5-inch gap between boards to lessen the barrier effect of the fence.

Salmonson OPENED THE PUBLIC HEARING.

There being no comment, Salmonson 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; Raska: Y; Reed Y
- (2) Whether the variance is substantial; Salmonson: Y; Osterholm: N; Pallotta Y; Raska: N; Reed: 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; Raska: N; Reed: 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; Raska: N; Reed: N
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction; Salmonson: Y; Osterholm: Y; Pallotta Y; Raska: Y; Reed: Y
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; Salmonson: Y; Osterholm: N; Pallotta Y; Raska: N; Reed: N
- (7) Whether the existing conditions from which a variance is being sought were self-created; Salmonson: Y; Osterholm: Y; Pallotta Y; Raska: Y; Reed: 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; Raska: Y; Reed: Y

Raska MOVED and Pallotta SECONDED a MOTION TO APPROVE A VARIANCE REQUEST OF TWO (2) FEET, TO ALLOW A SIX (6) FOOT FENCE IN THE FRONT YARD AS REQUESTED. The MOTION PASSED 5-0, ON A ROLL CALL VOTE.

2. Variance – Jennifer Berman has submitted a Variance application seeking relief from number of Transient Guest Lodging Units within 500 ft at 309 W. Whiteman St. – Chapter 1262.08(e)(7)(B) TGL Location, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100040007500.

Leatherman listed compliant noticing actions taken. She then explained that Jennifer Berman and Matt Minde, property owners, submitted a Variance application seeking relief from number of Transient Guest Lodging units within 500 ft, Code Section 1262.08(7)(B). The property is located at 309 West Whiteman Street in the Medium Density Residential (R-B) District. The owners would like to operate a Transient Guest Lodging Unit, which is Conditional Use in the R-B zone.

There are several Transient Guest Lodging Units operating in the vicinity. The closest one to the subject property is 128 feet away and is located at 324 West Davis Street. Leatherman noted that most, if not all, of the existing TGLs in that area pre-date the 500 foot minimum distance requirement.

Pallotta RECUSED from the hearing and left the dias.

Jennifer Berman stated that she and Matt Minde purchased the home about 14 years ago, and while she had intended to use the additional space as a studio, but increasing costs have dictated the need to use the space to earn additional income.

Reed asked whether they had considered renting the space long-term.

Berman stated that they had attempted this and had met with numerous problems. She added that she would like to use the spot as a studio at some point, making long term rental less desirable.

Berman explained that there are two off-street parking spots available.

Salmonson OPENED THE PUBLIC HEARING.

There being no comment, Salmonson CLOSED THE PUBLIC HEARING.

Reed stated that he had pushed Council to limit the number of short-term rentals out of concern regarding decreasing housing options in the village. He noted that preventing homeowners from renting

space in their homes to be more able to remain in the village was not an outcome desired in coming up with the 500-foot rule.

Osterholm added that the rule was meant to prevent loss of housing, not to prevent resident homeowners from additional income.

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; Raska: Y; Reed: Y
- (2) Whether the variance is substantial; Salmonson: Y; Osterholm: Y; Reed Y; Raska: 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: Y; Osterholm: N; Reed N; Raska: 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: Y; Osterholm: N; Reed N; Raska: N
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction; Salmonson: N; Osterholm: Y; Reed N; Raska: Y
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; Salmonson: Y; Osterholm: Y; Reed Y; Raska: Y
- (7) Whether the existing conditions from which a variance is being sought were self-created; Salmonson: Y; Osterholm: Y; Reed Y; Raska: 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; Reed Y; Raska: Y

Osterholm MOVED and Raska SECONDED a MOTION TO APPROVE A VARIANCE TO THE 500 FOOT MINIMUM DISTANCE REQUIREMENT BETWEEN TGLs FOR A VARIANCE OF 372 FEET AS REQUESTED. The MOTION PASSED 3-1, ON A ROLL CALL VOTE, with Salmonson voting against.

3. Variance – Suzanne Ordonez has submitted a Variance application seeking relief from rear yard fence height at 1436 Glen View Rd. – Chapter 1260.01(a)(4) Fence Height, Chapter 1278.04 Variances – Low Density Residential District (R-A) - Greene County Parcel #F19000100170003100.

Leatherman noted compliance with noticing requirements.

Susanne Ordonez, property owner, submitted a Variance application seeking relief from rear yard fence height, Code Section 1260.01(A)(4). The property is located at 1436 Glen View Rd. in the Low Density Residential (R-A) District. The owner would like to construct 8-foot fencing in the rear to prevent deer from coming into the yard.

The rear of the subject property adjoins a lot that includes the Birch III stormwater retention area that includes a berm. The berm makes the grade higher than the subject property and allows easier access for the deer to enter the subject property.

Raska received confirmation that the irregular shape of the rear lot line would not pose a problem in constructing a fence.

Pallotta received information that neighboring yards do have fences.

Reed asked whether the type of fence could be conditioned.

Susanne Ordonez explained that the deer became accustomed to their four-foot fence after a year or so. She described the ease with which deer jump the current fence due to the berm. She commented that she and her partner are trying to grow new trees in the yard but they are eaten by the deer.

Ordonez described the fence they would like to construct, with see-through rectangles and posts. She stated that she is not interested in obstructing the view in either direction.

Pallotta stressed the difference in neighborhood feel if there is a visually obstructive fence.

Raul Ordonez commented that they have been trying to rebuild the yard, which has been visited by several episodes of destruction and stripped of older vegetation.

Salmonson OPENED THE PUBLIC HEARING.

Jay Smithberger stated that his property has a view across to the Ordonez property. He commented that while he has no doubt of the Ordonez' good intentions, he wondered what might occur if a subsequent property owner wanted to replace the fence with an eight-foot stockade type fence. Given that concern, he said, he would like a condition added regarding permissible fencing material.

Leatherman stated that a replacement fence would require another fence permit, and since eight-foot fences are not permitted, another hearing would need to be held.

Shelly Smithberger stated that she wanted the fence to have structural integrity. She noted an abandoned utility pole on the property.

There being no further comment, Salmonson CLOSED THE PUBLIC HEARING.

Reed commented that he would like to condition the materials.

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

Pallotta MOVED and Raska SECONDED a MOTION TO APPROVE A VARIANCE REQUEST OF TWO (2) FEET, TO ALLOW AN EIGHT (8) FOOT FENCE IN THE REAR YARD, WITH THE CONDITION THAT THE FENCE BE CONSTRUCTED OF POST AND MESH MATERIAL AND IS NOT VISUALLY OBSTRUCTIVE. The MOTION PASSED 5-0, ON A ROLL CALL VOTE.

AGENDA PLANNING

Leatherman stated that there may be another variance hearing in late June for Millworks expansion.

ADJOURNMENT

There being no further business, Osterholm MOVED and Raska SECONDED a MOTION to adjourn. The MOTION PASSED 5-0 on a voice vote. Meeting ADJOURNED at 6:27PM.

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
FROM: Meg Leatherman, Planning & Economic Development Director
REPORT DATE: August 20, 2025
MEETING DATE: Wednesday, August 27, 2025
RE: **BZA08-2025 – Variance – 624 Tulip Ct. – Guy Glass**

SUMMARY

Guy Glass, property owner, submitted a Variance application (Exhibit A) seeking relief from Chapter 1260.01(a)(1), for allowance of fence height of six (6) feet in the front yard. The property is a “corner lot” and VC section 1260.01(a) requires that corner lots have two front yards and fences are only allowed to be a height of four (4) feet in a front yard. The property is located in the Spring Meadows subdivision at 624 Tulip Ct. in the Medium Density Residential (R-B) District.

This variance request has one component:

- 1) Variance request of two (2) feet, to allow a six (6) foot fence in the front yard.

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





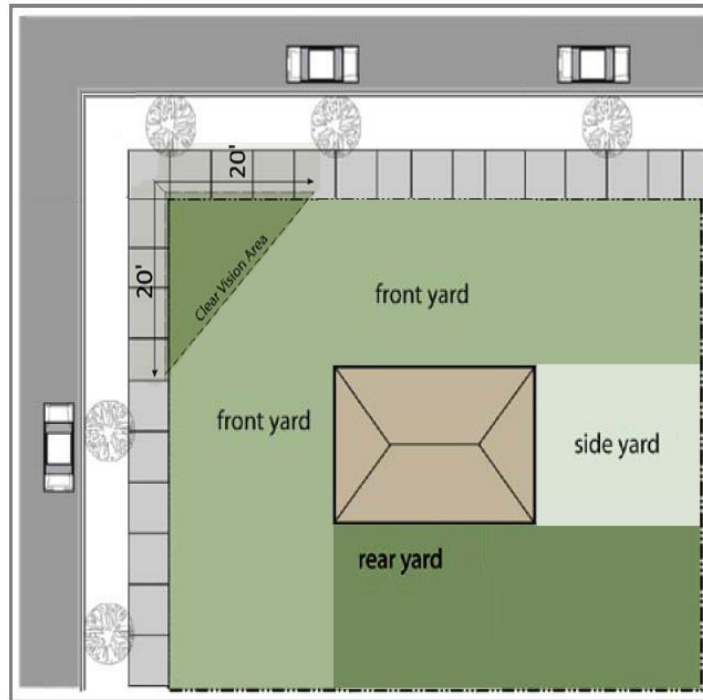
The Village of **YELLOW SPRINGS**

— PLANNING & ECONOMIC DEVELOPMENT —

937-767-1702

meg.leatherman@yellowsprings.gov
100 Dayton St. Yellow Springs, OH 45387

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 front entrance of the home faces Tulip Ct. or east, while the side yard facing north has frontage along Snowdrop Dr. The applicant requests a six (6) foot fence, to the rear of the home, but in the front yard that has frontage on Snowdrop Dr.



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.



The Village of **YELLOW SPRINGS**

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

— PLANNING & ECONOMIC DEVELOPMENT —



Vicinity Map

PROJECT DESCRIPTION

ZONING DISTRICT: Medium Density Residential (R-B)

APPLICANT: Guy Glass

PROPERTY OWNER: Guy Glass

REQUESTED ACTION: BZA08-2025 – Variance to fence height for 6 foot fence in front yard, 2 ft variance

PUBLIC NOTICE: Adjoining property owners were mailed a notice on August 11, 2025 (Exhibit B), signs were posted on the property on August 14, 2025 (Exhibit C), and a notice was published in the paper on August 15, 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 for privacy and the encroachment is only for three feet into the front yard, and is outside of the utility easement area.

STAFF RECOMMENDATION

Staff recommends approval of the variance. The Board shall consider the application (Exhibit A) with the requirements outlined in Section 1278.04.



The Village of
YELLOW SPRINGS

— PLANNING & ECONOMIC DEVELOPMENT —

937-767-1702

meg.leatherman@yellowsprings.gov
100 Dayton St. Yellow Springs, OH 45387

Sincerely,

A handwritten signature in black ink, appearing to read "Meg Leatherman", with a long, sweeping horizontal line extending to the right.

Meg Leatherman

Planning & Economic Development Director
Village of Yellow Springs

EXHIBIT LIST:

- Exhibit A – Application
- Exhibit B – Neighbor Notice
- Exhibit C – Yard Sign Posting
- Exhibit D – YS Newspaper Notice



**Board of Zoning
Appeals Public Hearing**
Request: Variance
[FOR OFFICE USE ONLY]

Applicant Information

Planning & Zoning Department
100 Dayton St, 2nd Floor
Yellow Springs, OH
45387

(937) 767-1702

Case #: BZA-08-2025

Hearing Date: _____

Property Address: Guy Glass 624 Tulip Ct Yellow Springs 45387

Property Owner: same

Phone: 5133797781

Email: Glass1g@yahoo.com

Mailing Address: Guy Glass

Applicant Name:

Applicant Address:

Phone:

Email:

**Project
Information**

Variance to install fence 3 ft from house on corner lot. This fence will line up with neighbor behind me s fence that has already had a variance approved.

I am requesting a
variance on the

dimensional requirement as outlined in (cite Zoning code section):

Description:

see fence application - 6 ft fence in front yard

Dimensions of Project & Total measurement of Variance requested:

Site Plan Attached: ☒ Stormwater Mitigation Plan Attached: ☐ NA

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.

Applicant Signature:

Greg M. Glass

Date:

8-4-25

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

Receipt

Payment processed successfully! Thank You for your Payment. Please print this receipt for your records. An email receipt will be sent if you have provided your email.



Your payment receipt.

Dear Guy M Glass ,

Thank You for your payment. Please click the close button to clear your cart and return to the main screen.

Payment Details

Account # :	00000000
Statement # :	8b0dd82e-4c2f-45be-8a2a-674ffd660055
Amount :	235.00
Transaction Amount : \$235.00	
Processing Fee:	\$5.88
Total Amount:	\$240.88
Authorization Code:	7326413
Transaction Date:	8/4/2025 1:32:35 PM
Card Holder :	Guy M Glass
Card :	VISA ending with 7197

Please allow 2 - 3 business days for card payments to post to your account. Please contact Village of Yellow Springs at (937) 767-7202 or if you need assistance or have any questions.



[FOR OFFICE USE ONLY]

Permit #: 2025-93Application Received: 8/4/25

Fence Application

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

Applicant & Owner Information

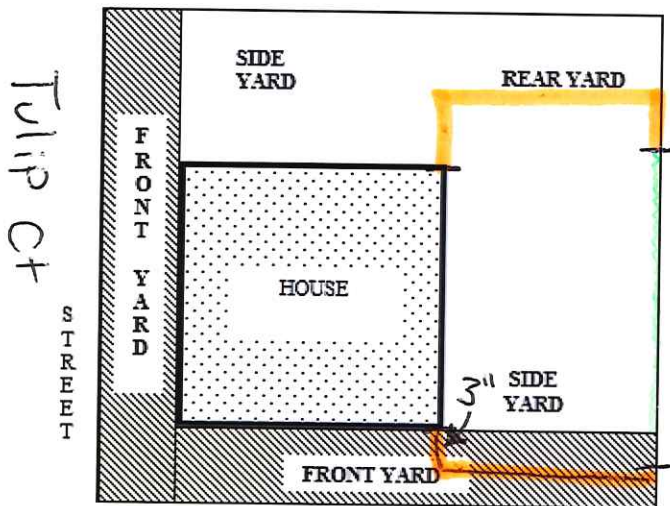
Property Address: 624 Tulip Ct, Yellow Springs 45387
 Property Owner: Guy Glass Phone: 937-513 Email: glass16@yahoo.com
 Applicant Name: Guy Glass Phone: 937-7781 Email: glass1

Project Information

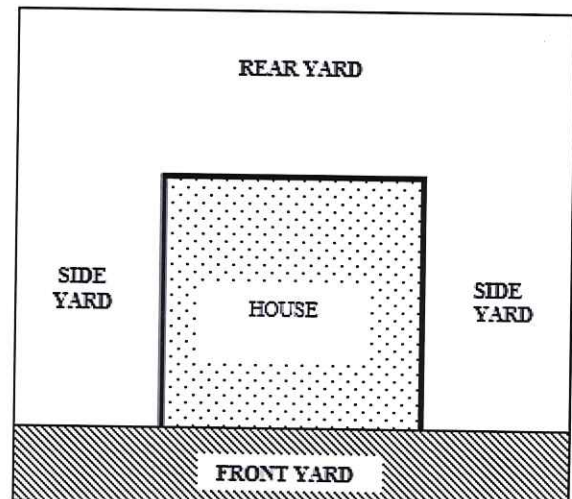
Fence Heights: Front: 6" Side 1: 6" Side 2: 6" Rear: 6" Phone 937-206-8986
 Please be aware that fences are not allowed in the Right-of-way or utility easement areas unless otherwise approved.

Fence Material/Type: Wood Cedar Lot Type (Please select one) Corner Lot: ☒ Interior Lot: ☐

Indicate below where you wish to install the fence(s) in relation to your house.



Corner Lot



Interior Lot

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.

Applicant Signature: Guy M. GlassDate: 8-5-25Owner Signature: SAME

Date: _____

FOR OFFICE USE ONLY		
Zoning Fee: \$ <u>35.00</u>	Payment Type: <input type="checkbox"/> Check <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Card	Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Other fees: \$ <u>—</u>	Zoning District: _____	SEE ATTACHED LETTER FOR CONDITIONS
Total \$ <u>35.00</u>	Zoning Official Name and Title	Date

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

Notice is hereby given that:

Variance – Guy Glass has submitted a Variance application seeking relief from fence height at 624 Tulip Court – Chapter 1260.01(a)(1) Fence Height of corner lots, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - Greene County Parcel #F19000100020019600



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

DATE: Wednesday August 27th, 2025

TIME: 5:00 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, August 21st, 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, August 22nd, 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 .



Friday Forum

CONTINUED FROM THE FRONT PAGE

November, “Ten Speed Ahead” centered around the pros and cons of building the bike path that now runs through the village on a former railway line; now generally accepted as a vibrant feature of village life, in 1987, there was widespread debate about the pros and cons of the bike path.

One of the most notorious planned Friday Forums aimed to invite the Grand Dragon of the Ku Klux Klan to speak; read more about the reactions to that suggestion in a page 4 letter in this week’s issue from Jim Malarkey, who is set to moderate the upcoming Friday Forum event.

MacQueen told the News last week that Denman, who studied theology, sociology and social ethics at Boston University, Harvard Divinity School and Harvard Law School, was committed to diversity and tolerance, and saw dialogue as a powerful tool for social change.

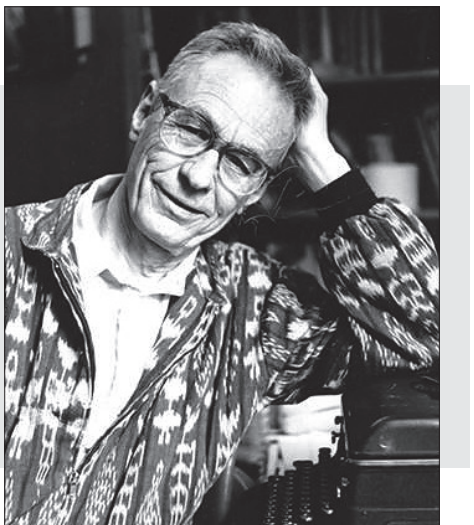
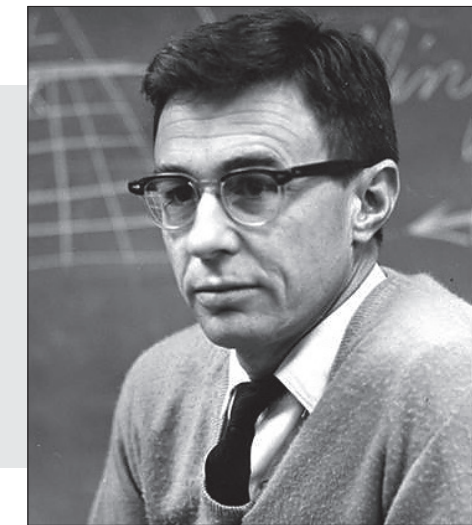
“As a person, I think, and in his professional work, he exemplified an interest in saying, ‘What do you think? I want to listen to you,’” MacQueen said. “We want to continue that tradition; we’re standing on his shoulders.”

At the foundation of the forums, Denman wrote in his outline that there would be an “internalized norm among students, faculty, staff and townspeople that would be unwavering in dedication to treating everyone with dignity, no matter how repulsive their points of view.”

Noting this foundational statement, MacQueen and Wolford acknowledged that hearing opposing or conflicting viewpoints can be fraught. That’s why, they said, mutually agreed-upon ground rules, which set a baseline of respect and don’t allow folks to denigrate or dehumanize one another, are crucial for events like the Friday Forums.

“Jim Malarkey sent us something that [former Antioch College President] Douglas McGregor wrote that said, ‘We will listen to people, we will be respectful,’” MacQueen said. “But he also said, ‘We have ground rules, and if you don’t obey our ground rules, you’re out of here.’”

MacQueen referred to a 1952 statement from McGregor, in which he affirmed Antioch’s commitment to “the central values of the American way of life.” The statement was written during a time when



SUBMITTED PHOTOS

The upcoming Civil Discourse Pilot event takes its format from the Friday Forums, established in the 1980s by Al Denman. Pictured above, Denman was a longtime Antioch professor who valued dialogue as a means to understanding, empathy and social change — the foundations on which the Friday Forums were built.

McCarthyism was at its peak, and Antioch College faced intense scrutiny from the House Un-American Activities Committee, or HUAC, over its alleged harboring of students and faculty with Marxist leanings.

McGregor, who later testified before the Ohio HUAC, wrote in the Antioch College News: “We believe in the inherent worth of the individual, and in his and her freedom to disagree. ... We believe in freedom of inquiry and of expression. ... Such values can be relied on only within a system of commonly accepted ground rules. The ends do not justify any means.”

“Which is the heart of what we’re trying to get at,” Wolford said, noting the upcoming forum’s focus on silencing and suppression, and pointing to the ways polarized environments can make folks both reluctant to hear others out or to speak their own minds.

“When there’s a contentious issue, there’s an effort almost to silence each other — through online harassment, accusations or other means,” she said. “Creating a culture in which people can’t speak their thoughts does not change the opinions people are holding.”

After the conclusion of the Friday Forum event, the YS Community Foundation will assess the two Civil Discourse Pilot events and decide if more programming will be offered in the future. MacQueen said the

first event in the pilot, “Running for Local Office — It’s Important,” was attended by about 30 participants, who showed up to hear panelists representing each body of local government discuss the ins and outs of being an elected official.

“It was a brief 101 on running for local office, but I felt like the presenters were authentic and honest about the value of local office and even the stress of being criticized; it really went very well,” she said.

“And it does seem like it encouraged people to run,” she added, noting that two local residents present at the event later filed petitions with Greene County to run for local office.

Whether the Civil Discourse Pilot develops into a long-running program or not, MacQueen and Wolford said they hope Yellow Springs will continue to have conversations that employ elements of civil discourse — and importantly, that villagers will continue to talk and listen to one another.

“People have differing opinions — that’s a good thing,” MacQueen said. “But if our reaction is to reject or silence, then we can’t deal with the issues we have to face together.”

“And we’ll only understand each other’s perspectives if we engage,” Wolford added. “If we want to stay divided, we can already see the path to that.”

Contact: chuck@ysnews.com

ART AROUND TOWN

Ongoing exhibitions

• “Studies in Color,” an exhibit of art quilts by Chris Zurbuchen, is on view at the Senior Center’s Fireplace Gallery through Aug. 29.

The art quilt is a form of fiber art that deviates from traditional quilt patterns, with an emphasis on design, often creating abstract or abstract-inspired pieces.

Zurbuchen’s mother taught her to sew, and that instruction was reinforced with high school home economics and 4-H. Work life, however, took over Zurbuchen’s time for sewing projects, until she retired in 2012. She joined the Miami Valley Art Quilt Network that same year, and a 2012 Christmas gift from her daughter of a Singer sewing machine helped with new projects. Zurbuchen took her first traditional quilt class in April 2014.

The show can be viewed during the Senior Center’s open hours, Monday–Friday from 9:30 am–4 pm, unless a class is scheduled in the Fireplace Room.

• “Mother Nature’s Gifts” is the title of the current exhibit on display through Sept. 9 at Village Artisans Gallery, 100 Corry St.

Many of the member artists at Village Artisans are inspired by Mother Nature, and the show recognizes those connections.

Village Artisans is a cooperative art gallery in Yellow Springs featuring locally made, hand-crafted jewelry, woodworking, pottery, photography, paintings, drawings, fiber, glass, and mixed media art. Regular gallery hours are 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.

• Textile art and linocuts by Dorian Campbell are on display through Sept. 27, at the YS Brewery Taproom, 305 N. Walnut St., as part of the brewery’s Art+Ales series. To learn more, visit YS Brewery’s Facebook page or website, yellowsprings-brewery.com.

• “PEACE LOVE AND PERFECTION,” a solo exhibition by Joshua Whitaker, is on view at Crome Yellow Springs Architecture, 604 Xenia Ave.

With “PEACE LOVE AND PERFECTION,” Whitaker offers “a tactile meditation on Black legacy, cultural memory and a sense of analog tangibility that challenges



SUBMITTED PHOTO

Amy Noffsinger of Out of Bounds Creations was named “Best in Show” at this year’s Art on the Lawn on Saturday, Aug. 9. The event drew hundreds of villagers and visitors to peruse handmade works of art and crafts from area makers and artisans.

our grossly virtual world,” according to a press release about the show. The exhibition blends photo imagery, found objects, paint, pencil, aerosol, paper and wood into compositions that reminisce on Black

excellence and the role that the arts have played in that throughout history.

Viewing hours are 9 a.m.–5 p.m. weekdays into the fall. Walk-ins are welcome; admission is free and open to the public.

AT THE SENIOR CENTER

Two raffles announced

Tickets can be purchased now at the Senior Center for two separate drawings to take place during the Fall Street Fair, Saturday, Oct. 11.

• One prize is a two-night stay at the English Cottage Airbnb located one block from downtown Yellow Springs. The dwelling has two bedrooms and can accommodate four guests ages 12 and older. The prize has a \$900 value, and tickets are \$20 each or six for \$100.

• The other prize is a Kala Scout Fretless four-string acoustic/electric U-BASS ukulele, with a soft-sided carrying case, a Fender Rumble 25 amplifier with cord and a “Teach Yourself to Play” bass book — a \$450 value. Tickets are \$10 each. Proceeds will benefit the Senior Center.

Call for artists for 2026

The Senior Center’s art committee is looking for visual artists who would like to be considered for a Fireplace Room Gallery show in 2026. Artists must be 55 years of age or older and be a current member of the YS Senior Center, or join the YSSC, prior to exhibiting. Interested artists should fill out an artist application and return it to the Senior Center by Aug. 31, 2025. Applications are in the Fireplace Room and on the center’s website at ys seniors.org/art.

Volunteers needed

The Senior Center has many opportunities for all interests and talents to become involved as a volunteer. Examples include becoming a Friday Super Shopper, a Front-Desk “Smooth Operator” or a NASCAR (Nice and Safe Caring, Amiable [d]River) volunteer. For more information, go online to www.ys seniors.org/volunteer or contact Maggie at 937-767-5751 or by email at mdean@ys seniors.org.

Activities

The Senior Center offers a variety of weekly in-person and online activities available through the Zoom video-conference website. Links are listed on the center’s online calendar, at ys seniors.org/calendar.html. To register for events — unless otherwise noted in the announcements below — call Maggie at the center at 937-767-5751, email info@ys seniors.org or go to MyActiveCenter.com.

• **HAPPY HOUR & PUZZLES AT YS BREWERY:** The Senior Center will host a gathering to socialize and engage in puzzle activities Tuesday, Aug. 19, beginning at 4 p.m., at YS Brewery Taproom, 305 Walnut St. Registration is requested to know how many seats are needed. See above for registration information.

• **THIRD THURSDAY POTLUCK:** Amy Rebekah, from CommuniTea, will share stories from her work in the community at the next Third Thursday Potluck, Aug. 21, at 11:30 a.m. Attendees are asked to bring a side dish to share.



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— **Public Notice** —

PUBLIC HEARING

BOARD OF ZONING APPEALS

VILLAGE OF YELLOW SPRINGS, OHIO

Notice is hereby given that:

Variance – Guy Glass has submitted a Variance application seeking relief from fence height at 624 Tulip Ct. – Chapter 1260.01(a) (1) Fence Height of corner lots, Chapter 1278.04 Variances – Moderate Density Residential District (R-B) - **Greene County Parcel #F19000100020019600**

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

DATE: Wednesday, August 27, 2025 • TIME: 5:00 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, August 21, 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, August 22, 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.

—Meg Leatherman, *Planning and Economic Development Director*

— **Public Notice** —

VILLAGE OF YELLOW SPRINGS
PUBLIC MEETINGS

- **Village Council**
Monday, Aug. 18
Executive Session, 5 p.m.
Regular Session, 6 p.m.
- **Village Council**
Work Session
Re: TIF and CRA Options
Wednesday, Aug. 20, 5 p.m.

Meetings are held in Council Chambers unless otherwise noted.

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DAVID TACKETT
6:30 PM.
MUSIC@7

FRI., AUG. 22
WINE TASTING
SCARY HOTEL
6:30 PM.
MUSIC@7

FRI., AUG. 29
WINE TASTING
2 OF CLUBS
HOUSE PARTY
6:30 PM.
MUSIC@7

FRI., SEPT. 5
WINE TASTING
SAM FRAMPTON
6:30 PM.
MUSIC@7

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HOURS:
MO–TH: 7–7
FR: 7–10
SA: 8–7
SU: 8–6