

**ZONING BOARD OF APPEALS MEETING AGENDA**  
**Tuesday, January 28, 2025 | 7:00 p.m.**  
**Mason Municipal Center | City Council Chambers**

1. Call to order | Pledge of Allegiance | Roll call
2. Election of Officers
3. Approval of the November 26, 2024 Minutes
4. **Setback Variance**  
Location: 5262 Overlook Drive  
Zoning: R-4, Single Family Residential  
Requested for: reduced rear yard setback for new deck  
Requested by: Jessica Hagen, All Decked Out 513 LLC  
**Case Number: PLN24-0159**
5. **Non-Conforming Structure, Setback Variances**  
Location: 313 East Main St.  
Zoning: R-4, Single Family Residential  
Requested for: expansion of an existing non-conforming use  
Requested by: Majid Khodabandeh  
**Case Number: PLN24-0162**
6. **Rear Dwelling, Setback Variances**  
Location: 220 Kings Mills Rd.  
Zoning: R-2, Single Family Residential  
Requested for: reduced front yard setback for rear dwelling unit  
Requested by: John & Kim Mays  
**Case Number: PLN24-0163**
7. **Density Variance**  
Location: 216 Kings Mills Rd.  
Zoning: B-1, Central Business District  
Requested for: increased density  
Requested by: AJ Stowall Homes  
**Case Number: PLN25-0002**





CITY OF **MASON** OHIO  
*more than you imagine.*

8. Zoning Code Update
9. Next Meeting: **February 25, 2025**
10. Adjourn

