

Minutes Goshen Township Zoning Board of Appeals Meeting

6:30PM

Township Hall

August 8, 2005

The Public Hearing for Case 279 of the Goshen Township Zoning Board of Appeals was called to order by Chairperson Mary Donna Elam. Members present were as follows: Shirley Bixler, Bob Hausermann, Lorna Rose, and Ed Seigla.

Mary Donna Elam swore in the public

Sandy Graham read the application and staff report.

Case 279: Tom Hoffman of TEH Company, Inc. is requesting a conditional use of B-1 zoning to place a Single Family Dwelling at the property located on the north side of George Street approximately 150 ft. east of the intersection of Wood Street/George Street.

Tom Hoffman of TEH Company, Inc. purchased the property approximately one year ago. The lot has been cleaned up and the septic tanks removed. He would like to place a Single Family Dwelling on the lot. The cost of the house would be around \$139,000.00. The lot is currently zoned B-1, but the lot is surrounded by other Single Family Dwellings.

Donn Heywood-Are you going to be living in the house you want to build?

Tom Hoffman-No, it will be an investment.

Frances Kelly-If you are going to make a profit on it, what will happen to the value of the other in the neighborhood? Down the street two houses were built and one would have been much more valuable than having two houses.

Mary Donna Elam-He wants to build one house.

Frances Kelly-Would this be between Smith and Heywood?

Mary Tom Maphet-Tom built my house and I love it. He is on my speed dial. It will not hurt the property values. Everyone doesn't want a lot of property. I have no objection.

Tom Hoffman-In regards to property values, my forte is to build a better house, with a brick front. I would be building on a lot that was formerly a junkyard. We can set back the house if necessary. It does not have to be in line with the others.

Lorna Rose-I would like to see it set back. Houses lined up in a row are a fire hazard.

Buddy Kelly-Where will cars park?

Tom Hoffman-I can put in another parking spot.

Donn Heywood-How long has it been zoned business? It's not Indian Hill, but it's not Over-the-Rhine either.

Mary Donna Elam-We gave a variance for only one house at the other property on George Street.

Tom Hoffman-We have houses in Loveland, Owensville and Goshen that are on 50 by 100 ft. lots.

Shirley Waffford, Re-Max Plus Realator-The lot is a credit to the neighborhood. Tom's home will upgrade Goshen.

Victoria Hoffman-I lived in the slums of Loveland and he put in this type of house. It greatly

improved the value of property around it. We tried to build a good house to make our clients happy.

Ed Seigla-What is the size of the house?

Tom Hoffman-It would be 1400 plus square feet.

Mary Donna Elam-The home is a three bedroom with two bathrooms and a garage.

David Maphet-The houses east of this property are rental homes.

Donn Heywood-How big will the yard be?

Mary Donna Elam-There would be 50 ft. in the front, 40 ft. in the back and 8 ft. on each side.

Ed Seigla-What do you propose as a setback?

Tom Hoffman-I'd like to go about 35 ft. to 40 ft. so that the house won't be looking to the back of the houses in front.

Bob Hausermann-I agree with that. I'd like to see him build a nice home on this small lot.

The Board conducted the "Finding of Facts" with the following results.

1. Yes
2. Yes, with farther setbacks than requested.
3. No, it will be an improvement.
4. No
5. Yes
6. Yes, he could build a business or a small house.
7. Yes.

***Ed Seigla made the motion to approve Case 279 for the request of a conditional use on the B-1 zoned property to build a Single Family Dwelling with a setback of 35 ft., 8 ft. for each side yard and a back yard consisting of 59.53 ft. Bob Hausermann second-motion carried.

Zoning Board of Appeals Member

Respectfully Submitted,

Sandra Graham, Secretary