

# Minutes                      Goshen Township Zoning Board of Appeals                      Meeting

6:30PM                                      Township Hall                                      November 14, 2005

The Public Hearing for Case 280 of the Goshen Township Zoning Board of Appeals was called to order by Chairperson Mary Donna Elam. Members present were as follows: Mary Donna Elam, Shirley Bixler, Lorna Rose, and Ed Seigla. Members absent were: Bob Hausermann.

Mary Donna Elam swore in the public

Case 280: The applicant is requesting a variance to allow for two dwelling units per lot. Existing home is to be demolished after the new home is constructed.

The applicant wishes to build the new house on the same lot as the existing structure and demolish the existing structure after the new home is built to allow the owner of the property to continue living in the existing home until the new home is ready for occupation. If the variance is granted, the property owner will be required to obtain a zoning permit for a residential dwelling unit from the Zoning Department and will be subject to site plan review.

Tracy Roblero read the application and staff report. The staff recommends, that if approval is granted, the Board set a timeline for demolition of the existing structure once Clermont County has issued a Certificate of Occupancy.

## Proponents to application

Ron Kirby-The intention is to build a new house and tear down the existing structure. The owners are afraid that they won't have a place to live. The new house will be built where the barn is now. The old house will have to be bombed to get rid of the roaches. We anticipate to start building in the spring. Landmark Baptist Church is in support. We have a sign up sheet of 30 persons who will help build the house and also demolish the old house. I feel that God wants me to do this. It would take maybe 3 months with volunteer help.

## Opponents to application

None

## Board's "Finding of facts"

1. No
2. Yes
3. Yes
4. No
5. No
6. No
7. Yes
8. Yes

\*\*\* Lorna Rose made the motion that the Board approve the variance request for Case #280 to allow two dwelling units on the property located at 1887 Plum and Mulberry while the new structure is being built, the old home shall be removed within 90 days after Clermont County issues the certificate of occupancy. Ed Seigla second-motion carried.

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Zoning Board of Appeals Member

Respectfully Submitted,

Sandra Graham, Secretary