

Minutes Goshen Township Zoning Board of Appeals Meeting

6:30PM Township Hall May 8, 2006

Mary Donna Elam called the Public Hearing for Case 283 of the Goshen Township Zoning Board of Appeals to order. Members present were as follows: Mary Donna Elam, Ed Seigla and Shirley Bixler. Members absent: Lorna Rose.

Case 283: The applicant, Loren Dee Harper, is requesting a variance to allow for a temporary residence in an accessory building in the A, agricultural district.

Tracy Roblero read the application and staff report. Tracy also mentioned that a call was received from Michael Devanney, adjacent property owner to Loren Harper. He stated that he was in favor of allowing Loren to occupy the temporary residence until a main building could be built.

Mary Donna swore in the Public.

Appeal Statement

Loren Harper: Outstanding permits have been requested to be closed by Clermont County for electric and plumbing. During the time of inspection, it was brought to my attention a full zoning permit is required to fulfill the electrical permit. My property is used as a temporary residence until a main building is built. Until that time, part time is spent/split between 1031 Blue Sky Drive and my parent's home. Permits were initiated during a time when I was married. I have since become legally divorced and now am aware of outstanding issues I wish to resolve legally.

Loren stated that the 2004 permit has been closed and the electrical permit has been approved by Clermont County. She also said that she had applied for a permit to upgrade the residence and had also received approval from a mortgage company.

Proponents of Project

Alva Stiver, 1021 Blue Sky Drive-As far as I am concerned, I have no problem with what she's doing. She's moving forward and plans on building a nice house there.

Elben Miller, 1011 Blue Sky Drive-Loren is a long time resident of Goshen. Loren has proven to be a good neighbor and a good person. I think she is good for the Township and I think we need to do everything we can to help her.

Vicky Seabolt, 6790 Gaynor Road -She right against us (*her property*) and I just want you to know I don't have a problem. My husband and I feel sorry for the situation. As long as it's safe, and I know you guys will make electric and everything safe, I don't have a problem.

Opponents of Project

None.

Mary Donna Elam-Do you have a contractor already under contract to build your home?

Loren Harper-Yes.

Zoning Appeals Case #283 continued

Mary Donna Elam-Have they told you how long?

Loren Harper-Yes, it could take up to six months.

Marty Donna Elam-During that time you will be living with your son and it would be in the apartment where you are rehabbing at this time. What does Clermont County say about what's to happen after you build your house?

Loren Harper-It's not to be used as a residence once the house is built.

Ed Seigla-Who is to say that she could not rent this out as an apartment?

Andy Schechter-The covenants of our homeowners association won't allow it. There's one family allowed on the property. You're not allowed to have an apartment.

***Ed Seigla made the motion that the board approve Case #283, for a variance for the property located at 1031 Blue Sky Drive to allow for a temporary residence in an accessory building for 180 days with the following conditions:

1. if the principal home is not complete within 180 days, the applicant must re-apply to the Board of Zoning Appeals for an extension.
2. within 30 days of the certificate of occupancy being granted for the principal building by Clermont County, the temporary dwelling shall be made non-livable or the applicant shall file for a conditional use.

Shirley Bixler second-motion carried. Ed-Yes, Shirley-Yes, Mary Donna-Yes.

Adjournment

***Mary Donna Elam made the motion to adjourn. Ed Seigla second-motion carried.

Zoning Board of Appeals Member

Respectfully Submitted,

Sandra Graham, Secretary