



Goshen Township Board of Zoning Appeals Agenda

Tuesday, October 10, 2007
6:30 PM.

- Call to Order
- Roll Call
- Discussion Item
Case #291
Rainbow Child Development Center
6400 Patricia Boulevard
Goshen, Ohio 45122

Applicant is requesting a 50 foot variance from the front yard setback along State Route 28 in which there would be no access. Access to the site would be from Patricia Boulevard.

- Community Perspectives
- Adjournment

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CASE #291

Recorded

- Meeting was called to order by Mary Donna Elam.
- Present were Mary Donna Elam, Ed Seigla, Jesse Shaw and Wanda Downey.
- Absent was Shirley Bixler.

Lou Ethridge in detail explained the appeal:

The applicant has requested a 50 foot variance from the front yard set back on SR 28 at Patricia Blvd. The 50 foot variance is being requested because the SR 28 right of way is enormous and if the 100 foot set back would take more than half the building lot would be taken.

- Mary Donna swore in all individuals that might speak thru the meeting.
- Ron Roberts represents the property owners spoke. After obtaining the zone change a traffic impact analysis. ODOT has requested for some improvements to SR 28 which was for an additional right of way. After this improvement the set back according to Goshen Township of 100 feet would take more than half the building lot. In lieu of not having any access on SR 28, the request for a variance of 50 feet would be need for the project to proceed. The 100 foot set back from Patricia Blvd and 20 feet from the side will remain the same.
- Mary Donna Elam read the Finding and Facts on Variances:
 1. Whether the property will yield a reasonable return or whether there can be a beneficial use for the property without the variance. NO
 2. Whether the variance is substantial. YES

3. Whether the essential character of the neighbor hood would be substantially altered or adjoining property suffer a substantial detriment. NO
4. Whether the variance would adversely effect the delivery of government services. NO
5. Whether the property owner purchased the property with the knowledge of the zoning restrictions. NO
6. Whether the problem can be solved by some manner other than granting the variance. NO

Mary Donna Elam asked if there were any questions of the board. There were none. She then asked if any one in the room had any questions or statements. There were none.

Mary Donna Elam asked the board to consider a motion concerning the 50 foot variance on the SR 28 side right of way.

Ed Seigla made the motion that the board, approve the 50 foot variance and Jesse Shaw second the motion. With no questions or discussion Mary Donna Elam asked for a vote.

Mary Donna Elam YES, Ed Seigla YES, Jesse Shaw YES, Wanda Downey YES.

Mary Donna Elam, Chairperson granted the variance to Mr. Roberts.

Meeting Adjourned.

Sub Bud
Mary Donna Elam