

May 19, 2014

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Vice-Chairman
Mr. Tom Scheve – Member
Mr. Jim LaBarbara – Secretary
Mr. Jeff Heidel – Member
Mr. Steve Scholtz - Alternate

Item 1. – Meeting called to Order

Chairman Eichmann called the meeting of the Board of Zoning Appeals to order at 7:00 P.M. on Monday, May 19, 2014.

Item 2. – Roll Call of the Board

Mr. LaBarbara called the roll.

Members Present: Mr. Heidel, Mr. Scheve, Mr. Eichmann, Mr. Leugers and Mr. LaBarbara

Members Absent: Mr. Scholtz

Also Present: Harry Holbert and Beth Gunderson

Item 3. – Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance.

Item 4. – Swearing In

Mr. Eichmann swore in those providing testimony before the board.

Item 5. – Approval of Minutes

Mr. Eichmann entertained a motion to table the approval of the minutes from April 21, 2014 to the next meeting pending receipt of a transcript from the court reporter that was present for that meeting.

Mr. Scheve moved to table the approval of the minutes until the June 16, 2014 Meeting.

Mr. Heidel seconded.

Mr. LaBarbara called roll.

Mr. Heidel – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mr. LaBarbara – AYE

Item 6. – Old Business

B2014-02V
Richard B. Tranter (Agent – LCA-Vision, Inc.)
7840 Montgomery Road
Variance

Mr. Eichmann noted the applicant for Case B2014-02V had sent a letter requesting a continuance to the June 16, 2014 meeting.

Item 7. – New Business

B2014-03V

Roger H. Miller

4124 Estermarie Drive

Variance

Mr. Eichmann reviewed the criteria the board follows when considering a request for a variance.

Mr. Holbert presented the case. Mr. Holbert noted that the property is a corner lot and must meet the required front yard setback of 30 feet from both Estermarie and Huddleston Drive. Mr. Holbert said the measurement on the site plan submitted by the applicant was inaccurate and was probably measured from the curb, not the right of way.

Mr. Scheve asked for clarification on proposed location of the deck.

Mr. Holbert said the deck would start at the location of the back door.

Mr. Eichmann inquired about what size deck would be permitted as of right.

Mr. Holbert answered the deck would have to meet the 30' front yard setback and 5' side yard setback so it would be small and there would be no way to access it because of the location of the back door.

Mr. Scheve asked if the only issue is that the property is a corner lot with two defined front yards.

Mr. Holbert responded yes.

Mr. Eichmann asked if the applicant was present and wished to speak.

Mr. Roger Miller, of 4124 Estermarie Drive, Sycamore Township, OH 45236 addressed the board. Mr. Miller said the existing back porch is in disrepair and must be replaced. He noted they have lived in this house for forty years and always dreamed of having a deck.

The Board asked questions of the applicant.

Mr. Eichmann asked if the applicant had considered other options.

Mr. Miller replied he did not see any other options because of the location of the back door.

Mr. Eichmann thanked the applicant and asked if there was anyone present from the public who wished to comment on the case.

No response.

Mr. Eichmann closed the floor to comments from the public and the Board discussed the issues brought before them.

Mr. Leugers noted because the property is on a corner lot, the house existed prior to current zoning and the fact that the applicant would need a variance to replace the existing deteriorating back porch, he favored granting the variance.

Mr. Scheve and Mr. Heidel agreed.

Mr. Scheve moved to approve case B2014-03V as submitted.

Mr. Leugers seconded.

Mr. LaBarbara called roll.

Mr. Heidel – AYE

Mr. Scheve – AYE

Mr. Eichmann – AYE

Mr. Leugers – AYE

Mr. LaBarbara – AYE

Mr. Holbert said a resolution would be prepared for the next meeting.

Item 8. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Monday, June 16, 2014.

Item 9. – Communications and Miscellaneous Business

Mr. Holbert reported that Greg Bickford had been appointed Township Administrator and that Rob Penny had been appointed Fire Chief.

Mr. Scheve inquired about progress on the Kenwood Collection and the work on Northcreek Drive.

Mr. Holbert said both had been approved by the Board of Trustees.

Item 10. – Adjournment

Mr. Scheve moved to adjourn.

Mr. Leugers seconded.

The meeting adjourned at 7:25 P.M.

Minutes Recorded by: Beth Gunderson, Planning & Zoning Assistant