

March 21, 2016

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, March 21, 2016.

Item 2. – Roll Call of the Board

Mr. LaBarbara called the roll.

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

Also Present: Harry Holbert and Beth Gunderson

Item 3. – Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance.

Item 4. – Swearing in of Those Providing Testimony

Mr. Eichmann swore in all those providing testimony.

Item 5. – Approval of Minutes

Mr. Eichmann stated the next order of business was to approve the February 16, 2016 meeting minutes.

Mr. Eichmann asked for any corrections to the February 16, 2016 meeting minutes. No response.

Mr. Leugers made a motion to approve the February 16, 2016 meeting minutes.

Mr. Scheve seconded.

Mr. LaBarbara called roll to approve the minutes.

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

Item 6. – Old Business

SYCB160001
David Proudfit
8645 Kenwood Road
Variance

Mr. Holbert presented the resolution denying the variance request for Case SYCB160001.

Mr. LaBarbara called roll.

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

SYCB160002
Buckhead Homes, Inc.
7279 Hosbrook Road
Variance

Mr. Holbert presented the resolution approving the variance request for Case SYCB160002.

Mr. LaBarbara called roll.

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

Mr. Eichmann explained what a variance is and the process by which the Board of Zoning Appeals makes decisions on those requests.

Item 7. – New Business

SYCB160004
Mr. and Mrs. Ray Bauman
4371 Kalama Court
Variance

Mr. Holbert presented the case and case history in a power point presentation. The applicant requests a variance to Table 4-6 of the Zoning Resolution. The required side yard setback is five feet, the applicant requests a 4.75 feet setback on the east side in order to construct an addition in line with the current house. Mr. Holbert showed the existing and proposed conditions on the property. Mr. Holbert noted there is not a compliance issue with the proposed patio as this is not regulated by zoning.

The Board members asked questions of Mr. Holbert.

Mr. Eichmann asked if the site plan was a survey.

Mr. Holbert answered yes, it is a legal and binding survey.

Mr. Heidel asked if the Township had received any communication from the neighbors.

Mr. Holbert answered no.

There was some discussion over how far into the required setback the addition would be.

Mr. Holbert noted the addition would be approximately three inches into the required five feet setback.

Mr. LaBarbara asked if construction had already begun.

Mr. Holbert answered no.

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

The applicant, Mr. Ray Bauman, of 4371 Kalama Court, Sycamore Township, OH 45236, addressed the Board. Mr. Bauman said his house was built in 1947 and that he is not sure what the setback regulations were at that time but the house does not quite meet the current setback. He said the house is small, he would like to construct the addition following the roof line of the existing house as it would simplify construction.

Mr. Eichmann asked if he had considered any other options.

Mr. Bauman said he likes living in Sycamore Township and likes his neighbors, so he does not want to move. This plan allows for the maximum size addition for the money.

Mr. Eichmann asked if there was anyone present from the public who wished to speak.

Thomas Manggrum, of 4383 Kalama Court, addressed the Board saying he is Mr. Bauman's neighbor to the north. Mr. Manggrum said he has spoken with Mr. Bauman about the project and does not have any problem with it.

Mark Wellinghoff, of 4380 Kalama Court, addressed the Board saying he lives across the street from the applicant. Mr. Wellinghoff said he thinks the proposed addition will be an enhancement to the street and the property. He noted the applicant keeps his property meticulous and that the size of variance is very small. He recommended the Board approve the request.

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

Mr. Leugers said the applicant has proved a hardship because he is trying to line up the addition with the existing house which does not meet the setback requirement. He said he is inclined to approve the request.

Mr. Eichmann entertained a motion.

Mr. Leugers made a motion to approve the variance request for Case SYCB160004.

Mr. Scheve seconded.

Mr. LaBarbara called roll.

Mr. Scheve – AYE

Mr. Leugers – AYE

Mr. Eichmann – AYE

Mr. Heidel – AYE

Mr. LaBarbara – AYE

Mr. Holbert said staff would prepare a resolution for the next meeting on April 18th.

SYCB160005
Site Enhancement Services
8240 Montgomery Road
Variance

Continued per applicant's request.

Item 8. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Monday, April 18, 2016.

Item 9. – Communications and Miscellaneous Business

No report.

Item 10. – Adjournment

Mr. Eichmann entertained a motion to adjourn.

Mr. Leugers moved to adjourn.

Mr. Scheve seconded.

Vote: All Aye.

The meeting adjourned at 7:25 P.M.

Minutes recorded by: Beth Gunderson, Planning & Zoning Assistant