

**WEST CHESTER TOWNSHIP  
BOARD OF ZONING APPEALS  
January 8, 2014 - Regular Meeting**

MEMBERS PRESENT: Mr. Hackney, Mr. Whited, Ms. Minton, Mr. McCormick, Mr. Moeller

MEMBERS ABSENT: None

STAFF PRESENT: Greg Porta, Code Enforcement Officer  
Cathy Walton, Code Enforcement Officer

CALL TO ORDER: 6:32 PM

ADJOURNMENT 10:43 PM

Mr. McCormick called the meeting of the West Chester Board of Zoning Appeals to order. Mr. Porta called the roll. Mr. McCormick swore in all those planning to testify.

---

**13-15 Gary Hart on behalf of Tri-Co Belting**

---

**Staff Report**

Mr. Porta stated that the applicant is requesting a variance to allow an addition to encroach the rear yard setback requirement. He presented the case including the current zoning in the area, PowerPoint presentation, aerials, site views and case history. Mr. Porta reviewed the variance standards for the board members.

Mr. McCormick asked if staff had received any comments regarding this case.

Mr. Porta stated the only comment came from the West Chester Fire Department.

Mr. Whited questioned if a fire access drive was required.

Mr. McCormick stated fire access was on the opposite side of the building.

Mr. Moeller questioned the use of the apparent black top near the building.

Mr. Porta stated he thought it was an entrance but that the applicant could clarify that.

Ms. Minton questioned whether there was enough parking with the addition.

Mr. Porta stated there was.

Mr. Whited clarified that the parking meets requirements with the addition.

Mr. Porta stated it did. He also explained the parking requirements for warehousing.

Mr. Whited stated he felt the board needed to deal with the apparent water issue and that it appeared the Butler County Engineer's office has left it for the board to deal with it.

Mr. Porta stated that the Butler County Engineer's office would review that at the time of application.

Mr. Whited questioned whether that could be a condition for approval. Mr. McCormick stated he felt the trend was that the County Engineer has pushed it to the local level and that it is up to the board to condition.

Mr. Porta stated they do submit comments with the BZA application but must do a review at building application.

**Applicant: Mr. Gary Hart 3245 Profit, Fairfield, Ohio 45014**

Mr. Hart stated he was here representing the owner, John Shafer. He discussed the operations of the company and the use of the current building. He also stated they currently have another location in Sharonville and have to transport product between the two facilities. He indicated that they had discussed the project with the Butler County Engineer's office but said they wouldn't do an official review until application was made. He stated the asphalt area in question was for deliveries. He stated the addition is a \$750,000 project and will have room for additional employees.

Mr. Moeller asked the width of the ramp.

Mr. Hart stated it was approximately 10-12 feet.

There was discussion regarding the turning radius.

Mr. Hackney questioned whether the current dock would remain.

Mr. Hart stated it would.

Mr. Moeller questioned the difference in elevation.

Mr. Hart gave an overview of the site and the elevations.

Mr. Hackney questioned whether there had been any issuing with flooding.

Mr. Hart stated no. He discussed the neighboring properties and cleanup of the area surrounding the proposed addition for retention.

Proponent-None

Opponent-None

Neutral-none

Ms. Minton asked if there were any comments from neighbors.

Mr. Porta stated there were no comments received.

Mr. Hart stated he spoke with the West Chester Fire Department and they didn't see any problems but will check it at application.

### **Board Deliberation**

Mr. Whited stated he had no problem with the request as long as there is a condition that the Butler County Engineer approves the water flow.

Ms. Minton agreed.

Mr. Moeller stated another condition that the Fire Department has approved.

Mr. McCormick stated he was appreciative of the attempt to shift the building so it would be in compliance.

Mr. McCormick believes they should also condition the approval on the footprint requested.

Mr. Hackney asked staff if there were any phone calls.

Mr. Porta stated there were not.

**Mr. Moeller made a motion to approve case 13-15 with conditions**

**Mr. Whited seconded the motion.**

**Aye: Mr. Moeller, Ms. Minton, Mr. Hackney, Mr. McCormick, Mr. Whited**

**Nay: None**

---

**13-16 Richard Tranter, ESQ.**

---

### **Staff Report**

Mr. Porta stated that the applicant is requesting an administrative review to staff's decision to refuse a request for a Non Conformance certificate. He presented the case including the current zoning in the area, PowerPoint presentation, aerials, site views and case history. Mr. Porta reviewed the administrative review standards for the board members.

Mr. Whited questioned if the request included both parcels.

Mr. Porta stated this request was for ten acres of the property.

Mr. McCormick clarified that did not include any green area shown in the aerial.

Mr. Porta confirmed that was correct.

Mr. Whited confirmed there had not been any new users since September 30, 2011.

Mr. Porta confirmed that was the case.

Mr. Whited clarified they could do a lease but needed to get proper permits.

Mr. Porta confirmed that to be the case.

Mr. Whited stated from the presentation that they were three days shy of the two year date.

Mr. Porta stated that was correct.

Mr. Whited clarified that the application for legal non-conformance did not negate that there was no application for a use.

Mr. Porta stated staff has thirty days to make a decision and that at the time of this application, there was no application for use.

Mr. McCormick clarified that they applied for a certificate of non-conforming use as opposed to a request for use of the property.

Mr. Porta stated this was correct.

Mr. Whited asked for clarification on Mr. McCormick's question.

Mr. McCormick repeated that they applied for a certificate of non-conforming use as opposed to a request for use of the property.

Mr. Porta clarified the difference between the applications.

Mr. McCormick questioned if it would have made a difference if they submitted a an application for use on September 27, 2013.

Mr. Porta stated yes and that if they had submitted for use staff would have granted the Zoning Certificate.

Mr. Hackney questioned whether that would have extended the two year period past September 30, 2013.

Mr. Porta confirmed that it would.

Ms. Minton clarified that the issue is dormancy of the property for two years.

Mr. Whited clarified that had they applied for use on September 27, 2013 it would have been granted a new two year clock would have started.

Mr. Porta confirmed and stated that at any time during the two year period they could have applied for use and the clock would have started over at that point.

Mr. Whited questioned why they did not do that if they had a signed lease.

Mr. Porta stated a lease was signed with FedEx but the existence of the lease does not constitute use of the property.

Mr. Hackney questioned if the prior company had a lease that continued through September 30, 2013 but the use stopped, it would have made no difference that they had a lease.

Mr. Porta confirmed and clarified that it is the use, not the lease that counts against the time.

Mr. Whited questioned whether there was anything that prevented them for applying for use on September 27, 2013.

Mr. Porta stated there was no reason they could not.

Mr. Whited asked who made the application.

Mr. Porta stated it was Mr. Tranter.

There was discussion regarding use verses establishing a non-conformance.

Mr. Moeller asked what they would have needed to submit if they had only not used the property for one year.

Mr. Porta stated they would submit the application and the non-conformance would be reviewed.

Mr. Moeller clarified that was the case if no storage for one year.

Mr. Porta stated they have two years.

Mr. Hackney asked how it would be affected if there was a lease and a Zoning certificate issued for the use but no use ever took place.

Mr. Porta stated a lease does not constitute a use and explained the permitting process.

Ms. Minton questioned how this was non-conforming.

Mr. Porta explained that prior to the rezone to CBD (Central Business District) it was zoned M-1 (Light Industrial) and the use was permitted under M-1 zoning and further explained how it was made non-conforming.

Mr. Whited stated the community was involved and the master plan was changed and this property was grandfathered.

Mr. Moeller asked if it is communicated to all property owners when the zoning of a property is changed.

Mr. Porta stated that typically a request to rezone comes from the property owner. However, this review was initiated by the Trustees.

Mr. McCormick questioned if there were public hearings and public comment.

Mr. Porta stated the hearing would be advertised.

Mr. Whited stated the CBD (Central Business District) went in under all legal requirements.

Mr. McCormick stated that a use enlargement requires board approval and questioned how that could be applied to this case.

Mr. Porta stated a certificate was issued for a ten acre boundary. Any expansion past ten acres would require additional approval.

**Applicant: Mr. Richard Tranter, ESQ, 255 East Fifth Street, Cincinnati, Ohio 45202**

Mr. Tranter stated this is an appeal of a denial of a specific application and the burden on the applicant has been substantial. He stated the owner lives out of state and cannot be here due to his wife's health. He stated he has exhibits A-Q and passed them out to the board. He asked Mr. Porta several questions regarding any paperwork that may have been in the file for this case. He stated he was concerned that there was no indication of the FedEx lease in the staff report.

Mr. Whited asked if an application was made to the Township for the FedEx use.

Mr. Porta and Mr. Tranter both stated no.

Mr. Whited clarified that the property was used without proper certificate or permission from the Township.

Mr. McCormick questioned items in the affidavit regarding the use of the property being through present day and the fact that there is no use currently.

Mr. Tranter explained the legal standard for discontinuing a use.

Mr. Whited questioned if the certificate of use ended when the lease for ATF ended.

Mr. Porta stated that the Township is not typically notified when businesses move in and out but yes the use would end.

Mr. Whited asked what evidence there was that the use ended.

Mr. Porta stated that was a request made to the applicant that was discussed earlier.

Mr. Whited clarified that the Township's position was that the burden of proof was on the property owner.

Mr. Porta stated yes.

Mr. Moeller clarified that when the lease expired in 2011 there was no activity until November 2012 and again no activity from February 2013 to today.

Mr. Tranter stated that was accurate and believes the affidavit is proof enough. He also stated the letter submitted to the Township proved use. He then read additional exhibits.

The affidavit of Mr. MacEachen was read into the record.

Mr. Tranter referred to emails from Community Development staff and Mr. MacEachen regarding use of the property in July 2013 and stated the Township did not recognize the legal non-conformance at that time.

Mr. Whited asked for clarification of the location of the email in the exhibit.

Mr. McCormick questioned whether an application for use was considered in July 2013.

Mr. Whited stated that he wanted to make it known that he and Mr. MacEachen had known each other for a long time and even worked for the same company at one point, although in different divisions.

Mr. Tranter stated he did not have any conflict issues. He then presented a history of the property, the property owner, and his value to the Township.

Mr. Whited stated the highest and best use of the property has gone beyond trailer storage.

Mr. Tranter stated the use was legal at the time of the code was enacted. He read the law regarding legal non-conformance.

Mr. Whited questioned whether the Township was permitted to stipulate conditions of the continued use.

Mr. Tranter stated only if the use or property had been altered. He gave additional presentation on non-conforming uses and the legal argument for discontinuing a use.

There was discussion regarding the FedEx occupancy.

Ms. Minton asked for clarification of the license (lease) and whether that meant rent. She also questioned the Township's interpretation of discontinuance of use.

Mr. McCormick questioned whether FedEx had trucks on the property for the rental period of November 2012 through February 2013.

Mr. Tranter stated a lease means exclusive right to the property and money was transferred for use of the land. He also stated he was comfortable that he had sustained the burden for use of the land.

Proponent: Rod MacEachen, 125 Lakeview Court, Loveland, Ohio 45140

Mr. McCormick reiterated the question of whether FedEx had trucks on the property.

Mr. MacEachen stated this was a seasonal need for FedEx to supplement their facility on InterOcean Drive and did have trucks on site.

Mr. Tranter presented additional information on burden of proof and the Township's responsibility. He also discussed notification requirements.

Mr. Whited questioned staff regarding the burden of proof issue that Mr. Tranter just presented.

Mr. Porta stated that would only be relevant if use was opposed.

Mr. Whited made a motion to take a break.

Meeting reconvened at 8:52 p.m.

Mr. Tranter made a presentation regarding the argument for application. He also stated there was no communication regarding a non-conforming certificate verses a use certificate. He also stated he was informed to apply for a Zoning Certificate of legal non-conformance.

Mr. Whited questioned staff as to whether the Township's attorney has an opinion on voluntary discontinuance.

Mr. McCormick asked that Mr. Tranter finish his point and then Mr. Porta can respond.

Mr. Tranter continued his argument regarding the application and stated the Township failed to follow its own resolution in regards to the requirement of creating an inventory of non-conforming properties.

Mr. McCormick questioned the definition of shall verses the word must.

Mr. McCormick stated the Township's attorney was not present due to a conflict of interest and stated Mr. Porta will address the Township's position on the applicant's four points.

Mr. Porta stated that the Township's stance on the FedEx use is that without an application for the use, no use can exist and FedEx was in violation.

Mr. Whited clarified that this was not recognized as continuation.

Mr. Porta stated it could not be considered a use without approval.

Mr. Moeller questioned what the stance would be if the lease with FedEx was from October 2011 to January 2012.

Mr. Porta stated if they had been on the property, it would have been illegally.

There was explanation of the certificate needed and board discussion regarding the need for a use certificate.

Mr. McCormick questioned how the property owner would know that he needed to come to the Township for a zoning certificate.



Mr. Porta stated with his testimony of forty plus years in West Chester, the broker should have known.

Mr. Whited clarified that the burden was on the Township to notify property owners of legal non-conforming properties.

Mr. McCormick questioned Mr. Porta on point number two being discontinuance.

Mr. Porta stated the code was enforced based on how it was written and interpreted. The word voluntary is not used in the code.

Mr. Whited asked what the Township attorney's stance is on the word voluntary not being in the code.

Mr. Porta stated he could not answer that.

Mr. Moeller stated commercial applicants should be held to a higher standard and should know the requirements.

Mr. McCormick questioned Mr. Porta on point number three being the timely filing.

Mr. Porta stated there was no conversation with Mr. Tranter prior to the pre application meeting which was after the denial. He also stated he never told anyone on the phone that under no circumstance would we not issue a zoning certificate. He stated he did not have that authority.

Mr. McCormick questioned if there was a fine line between a certificate of non-conformance and use certificate.

Mr. Porta stated there is a fine line and when the application was first received it was unclear as to what they were applying for.

Mr. McCormick questioned whether both applications could have been done concurrently.

Mr. Porta stated yes.

Ms. Minton clarified that the basis for the denial was no legal tenant since September 2011.

Mr. Porta stated it was and read a portion of the denial letter into the record.

There was board discussion regarding the reason for denial.

Mr. Moeller questioned whether property owners were notified when a non-conforming use was expiring.

Ms. Minton questioned whether the correct application could be applied for based on the application that was submitted on time.

Mr. Porta stated yes and reiterated that he was not aware of what the application was for until he read the affidavit.

Mr. Moeller stated that the turnaround time was short for the Community Development Department to notify the applicant that they needed a use certificate. He also indicated that had an application been submitted in the summer, the discussions would have manifested themselves to the needed paperwork.

Mr. Hackney asked for clarification that had the applicant applied for use that the user would have had to be on site by September 30, 2013.

Mr. Porta stated that as long as the application was submitted prior to the September 30<sup>th</sup> deadline, it would have been approved. He also explained that at the time of the application, the start date of the legal non-conformance was not known.

Ms. Minton asked if the hearing today was the only option for the continuance of the non-conforming use and what would happen to the property if the non-conformance was not granted.

Mr. Whited and Mr. McCormick stated the board could not worry about the what-ifs.

Mr. McCormick questioned Mr. Porta regarding point number 4 being the lack of inventory of non-conformances.

Mr. Porta clarified that the article referring to the inventory also stipulated that there was an extension of time if so necessary. He also stated the ability to produce the current known legal non-conformances.

Mr. McCormick clarified that the resolution gave the Township additional time if required and that the Township has started to compile the list.

Mr. Porta stated yes and that the code also puts the responsibility on the owner to prove the non-conformance.

Mr. Moeller read the article again that refers to the inventory.

Mr. Porta stated that an inventory was such an ominous task that it is almost impossible. He also stated he believes the legal ads would meet the notification requirement.

Mr. Tranter explained the notification requirements.

Mr. Hackney asked for clarification on a statement Mr. MacEachen made in his affidavit regarding contacting the Township regarding the non-conformance.

Mr. MacEachen stated the property owner received a letter from his former attorney regarding the legal non-conformance.

There was discussion regarding the legal non-conforming status and the timing of the notification from the property owner's former legal counsel.

There was discussion regarding submitting the letter being discussed and Mr. Tranter declined to submit it due to attorney client privilege.

Mr. Porta clarified the date of the letter and the leases on the property.

Mr. Tranter discussed the conflict of interest issues, suggested the issue be dismissed and reminded the board to use only the presentation this evening.

Mr. Moeller stated he took exception to dismissing the legal advice because it shows the property owner was aware of the timing and had opportunity to submit the proper paperwork.

Mr. Tranter reminded the board that Mr. MacEachen is testifying, not the property owner and the property owner has different opinions.

Ms. Minton clarified the timing and questioned if the applicant had contacted staff immediately after the denial and submitted the use application if this hearing would be necessary.

Mr. McCormick stated he felt like that was moot point and could be discussed in deliberative session.

Mr. Whited stated he felt like they should stay on point in case of further litigation.

Mr. Tranter reiterated his points of the lack of inventory by the Community Development Department and the fact that he is appealing the denial notice.

Mr. Whited clarified with Mr. Tranter the legal notice requirement regarding the rezoning of a property.

Mr. Tranter reiterated the notice requirement.

**Opponent:** Chris Wunnenberg, 8132 Dimmick Road, West Chester, Ohio 45069

Mr. Wunnenberg gave the history of West Chester Zoning and the intent behind some of the changes. He discussed the Vision Plan and how it relates to Zoning. He addressed the inventory requirement and stated his opinion that it was an impossible task. He also advised that the current Zoning review will suggest that the inventory requirement be removed. He stated that Zoning was established so the Township could plan what they wanted to be. He stated that when changes are made it is known that it may impact property rights.

Mr. Tranter addressed the language regarding when a zoning certificate is required.

### **Board Deliberation**

Mr. McCormick explained the deliberative process. He stated the FedEx use was a concern for him as well as the inventory requirement. He also stated that the application filed on September 27, 2013 should have been considered even if it were the wrong application.

Mr. Hackney agreed and stated whether or not they knew they were a non-conforming use they attempted to file on September 27, 2013 which was within the two year period. He also stated that it is less than a year from the FedEx use. He stated he felt the appeal should be granted with a specified time frame.

Mr. Moeller stated he sees two aspects to this case, one legal and one non legal. He stated on the non-legal side there have been previous cases where deadlines were forgiven. He stated on the legal side he felt the property owner was given professional advice that did not serve him well. His concern is there was knowledge of the deadline and nothing done until September 27, 2013.

Mr. Hackney stated he agreed with Mr. Moeller's comments but reiterated they made an attempt on September 27, 2013 and believes the process began whether they filed the correct form or not.

Mr. Moeller stated that with their knowledge of the legal non-conformance and the lateness of the filing they forced the Township and the Board to mitigate the issue.

Ms. Minton stated this was a difficult case and knows the Township has reasons for denying applications. She believes this was a last minute attempt by the property owner and feels the land was left dormant and when it was used, it was done illegally.

Mr. Whited read the appeal standards and stated an overlay is done to make changes. The property owner has rights to maintain the use. He believes the time requirements are used to facilitate the change. He has a concern with using an illegal occupant as a continuation of use.

Mr. McCormick stated he keeps going back to the FedEx occupation and whether it is reasonable to have expected them to know they needed to file an application. He also stated that if you disregard the FedEx occupation the argument is that an application was made September 27, 2013 within the two year time period. He suggested January 13, 2013 as the two year start date.

Mr. Hackney stated this all started in July because they had a potential tenant.

Mr. McCormick stated that would have been within the two year window.

There was discussion regarding the reason for coming in for the potential tenant in July if they had not come in for the FedEx lease.

Mr. Whited stated it was due to knowledge.

Mr. Moeller stated they will never know the reason.

**Mr. McCormick made a motion to modify the denial using January 31, 2013 as the starting date of the discontinued use.**

There was board discussion on the motion.

**Mr. Hackney seconded the motion.**

There was further discussion regarding the motion and the use of the date of an illegal occupant.

**Aye: Mr. Moeller, Mr. Hackney, Mr. McCormick**

**Nay: Ms. Minton, Mr. Whited**

**ADMINISTRATIVE MATTERS**

Mr. McCormick questioned how many cases were scheduled for next month.

Mr. Porta stated the deadline is next week but we have two potential cases.

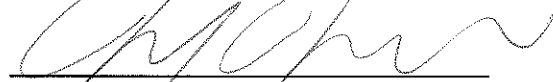
The board approved the minutes from the December 11, 2013 meeting with one correction made.

McCormick stated that the next meeting is scheduled for February 12, 2014.

The board adjourned the January 8, 2013 meeting at 10:43 PM.

**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.**

**BZA Chairman:**



Mark McCormick

**BZA Secretary:**



Gregory R. Porta

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS  
RESOLUTION GRANTING  
APPLICATION NO. BZA 13-15**

WHEREAS, Mr. Gary Hart on behalf of Tri-Co Belting, on November 13, 2013, filed Application No. 13-15 with the Board of Zoning Appeals under Article 8, subsection 8.04 of the Zoning Resolution, seeking a variance from Article 25, Subsection 25.062 regarding a rear yard setback as applied to the property at 9965 Farr Court, containing Parcel #M5620-042-000-001 in Section 2, Town 2, Range 2 (West Chester Township, Butler County, Ohio); and

WHEREAS, a public hearing was held on said application on January 8, 2014, notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, variances from the terms and conditions of the Zoning Resolution as will not be contrary to the public interest, and that are consistent with the criteria provided within the Zoning Resolution; and

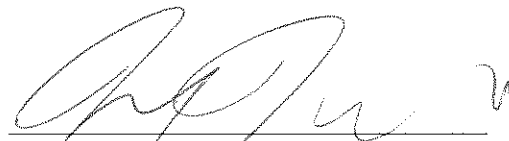
WHEREAS, through findings of fact, the Board found that the request met the Practical Difficulties test as set forth in Duncan v. Middlefield (1986), 23 Ohio St.3d 83, 491 N.E.2d 692, that testimony showed that the proposed addition would not be excessive and the essential character of the neighborhood would not be altered, and that governmental services would not be adversely affected.

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the variance to allow a 120' X 155' warehouse addition to have a 20' rear yard setback with the following conditions:

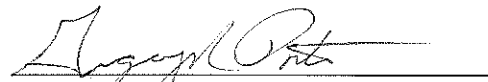
1. Approving only the footprint to the extent needed to build the addition.
2. Butler County Engineers office must review all Drainage Issues.
3. West Chester Fire Department must review all construction drawings.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of January, 2014 and journalized on the 12th day of February, 2014.



Mark McCormick  
BZA Chairman



Gregory R. Porta  
BZA Secretary

**WEST CHESTER TOWNSHIP  
BOARD OF ZONING APPEALS  
RESOLUTION MODIFYING APPEAL NO. BZA 13-16**

WHEREAS, Richard B. Tranter, Esq. on behalf of Hans Hesse, on November 13, 2013, filed Appeal No. 13-16 with the Board of Zoning Appeals under Article 8, subsection 8.04 of the Zoning Resolution, seeking an Administrative Review in response to a refusal notice for a non-conforming zoning certificate #13-0792, as applied to the property at 9494 Allen Road, containing parcels M5610-032-000-025 and M5610-032-000-005 in Section 33, Town 3, Range 2 (West Chester Township, Butler County, Ohio); and

WHEREAS, a public hearing was held on said appeal on January 8, 2014, notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8, Section 8.051 of the Zoning Resolution empowers the Board to decide appeals where it is alleged that there is error in any order, requirement, decision, grant, or refusal made by the West Chester Township Community Development Department in the interpretation of the provisions of the Zoning Resolution; and

WHEREAS, through findings of fact, the Board determined the use of the property for trailer storage without the issuance of a zoning certificate was not a legal continuation of the previous use; and

WHEREAS, the Board of Zoning Appeals recognized that this commercial property was under contract (lease) from November 1, 2012 until January 31, 2013 for the purpose of trailer storage; and

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby modify the decision of the Community Development Staff with regards to Zoning Certificate # 13-0792 with the modification to allow legally non-conforming status for a two year period starting on January 31, 2013 with the ability to replace the legal non-conforming use of a commercial trailer and truck storage facility up to and including January 31, 2015 with the following condition:

1. All future tenants must obtain proper zoning certificate for any future use.

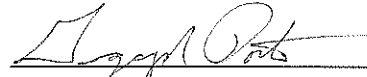
BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of January 2014 and journalized on the 12th day of February 2014.



---

Mark McCormick  
BZA Chairman



---

Gregory R. Porta  
BZA Secretary