

**WEST CHESTER TOWNSHIP  
BOARD OF ZONING APPEALS  
June 12, 2019 – Regular Meeting**

MEMBERS PRESENT: Mr. Riddell, Mr. Thomas, Mr. Hackney, Ms. Glenn  
MEMBERS ABSENT: Mr. Simmons, Mr. Cavens  
STAFF PRESENT: Aaron Wiegand – Community Development Director  
CALL TO ORDER: 6:00 PM  
ADJOURNMENT 6:24 PM

Mr. Riddell called the meeting of the West Chester Board of Zoning Appeals to order.

Mr. Wiegand called the role. A quorum was established.

Mr. Thomas made a motion to approve the minutes of the May 8, 2019 meeting of the BZA, seconded by Mr. Riddell. Motion passed by unanimous vote, with Mr. Hackney and Ms. Glenn abstaining.

Mr. Wiegand noted this was the first meeting with Mr. Cliff Hackney as a full member of the BZA and Ms. Meridy Glenn as an alternate member. The Board also expressed thanks to Mr. Dick Lenz for his years of volunteer service as a member of the BZA.

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**BZA 19-03 Ayman Qawariq**

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**Mr. Thomas made a motion to continue BZA 19-03 Ayman Qawariq to the July 10, 2019 meeting of the Board of Zoning Appeals. The meeting will be held at Township Hall at 6:00 pm.**

**Mr. Hackney seconded the motion.**

**Aye: Mr. Thomas, Mr. Hackney, Mr. Riddell, Ms. Glenn**

**Nay: None**

*Staff note – The applicant is expected to request a continuance to the August meeting as well, but such will be voted on by the Board at the July meeting.*

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**BZA 19-04 Arthur Hupp, for Lord of Life Lutheran Church**

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Mr. Wiegand presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments and case history. Mr.

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June 12, 2019

Wiegand stated that the applicant is requesting a variance to allow an addition to the front of the church which would encroach upon the required front yard setback. Per Article 13.062, the required setback is 100' and the church request would reduce this setback to 55'.

Mr. Riddell asked if the addition would be consistent with the surrounding area. Mr. Wiegand responded he had no direct measurements of the other churches, but that houses in the area are only required a 30' setback.

Mr. Thomas noted comments from the BCEO describing construction requirements anticipated for the project.

**Applicant:**                    **Arthur Hupp for Lord of Life Lutheran Church**  
**6329 Tylersville Road**  
**West Chester, Ohio 45069**

Mr. Hupp noted Lord of Life had arranged a long range master plan for their worship campus. As part of this plan, the proposed new sanctuary would encroach into the front yard requirement, but still be a considerable distance from the Tylersville right of way. The church has experienced growth and does not want to begin implementing its master plan without clearance from the BZA on the required sanctuary location. The sanctuary addition may not be their first project, but the entire master plan is contingent on the sanctuary location.

Mr. Hackney inquired as to whether the sanctuary location could be moved back to accommodate the addition without a variance. Mr. Hupp noted that the plan provides optimal layout for their services and interior flow. Mr. Wiegand noted that in discussions with the applicant, it was noted that parking lots are not subject to setback requirements. If the sanctuary was moved to the rear, the church would likely install its additional parking along the front of the property.

**Proponent:**                    **None**

**Opponent:**                    **None**

**Neutral:**                      **None**

Mr. Riddell closed the public comment and entered into Board Deliberation.

**Board Deliberation**

The Board entered into brief deliberation, with members expressing support for the application. The Board noted that the BCEO comments were general to any construction application and thus not necessary to be included in the actual approval.

**Ms. Glenn made a motion to approve case BZA 19-04 Arthur Hupp, for Lord of Life Lutheran Church as submitted.**

**Mr. Thomas seconded the motion.**

**Aye: Ms. Glenn, Mr. Thomas, Mr. Riddell, Mr. Hackney**

**Nay: None**

**ADMINISTRATIVE MATTERS**

**Mr. Thomas made a motion to continue the organizational meeting of the BZA to the July 10, 2019 meeting of the BZA, to be held at 6:00 pm at Township Hall.**

**Mr. Hackney seconded the motion.**

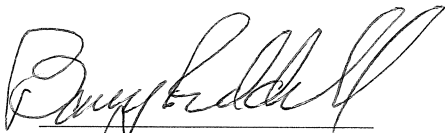
**Aye: Mr. Thomas, Mr. Hackney, Mr. Riddell, Ms. Glenn**

**Nay: None**

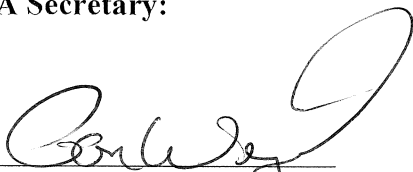
The Board adjourned the June 12, 2019 meeting at 6:24 p.m.

**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:**

  
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Barry Riddell

**BZA Secretary:**

  
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Aaron Wiegand

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS  
RESOLUTION GRANTING  
APPLICATION NO. BZA 19-04**

WHEREAS, Arthur Hupp for Lord of Life Lutheran Church on April 10, 2019, filed application no. 19-04 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, seeking a variance to reduce area frontage and yard requirements in the R-1A (Suburban Residence) District as applied to the property located at 6329 Tylersville Road Parcel # M5610-029-000-025 Section 29, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on June 12, 2019 notice of which was given to parties of interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

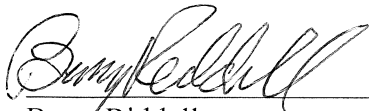
WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

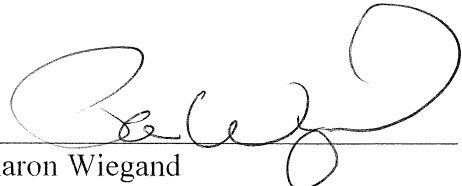
WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance will not be contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request for a reduction in the area frontage and yard requirements to reduce the front yard depth from 100' to 55' for construction of a Sanctuary addition to the existing church.

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 12th day of June 2019 and journalized on the 10th day of July 2019.

  
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Barry Riddell  
BZA Chairman

  
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Aaron Wiegand  
BZA Secretary