

**WEST CHESTER TOWNSHIP  
BOARD OF ZONING APPEALS  
June 13, 2022 – Regular Meeting**

MEMBERS PRESENT: Mr. Thomas, Mr. Riddell, Mr. Hackney, Ms. Glenn, Mr. Reisen (*Alternate Seated*)

MEMBERS ABSENT: Mr. Simmons

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:00 PM

ADJOURNMENT 6:36 PM

Meeting was held at West Chester Township Hall.

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

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

Mr. Hackney made a motion to approve the minutes of the April 11, 2022 and May 9, 2022 BZA meetings. Mr. Thomas seconded. Motion passed unanimously with Mr. Reisen abstaining.

Mr. Thomas swore in staff.

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**BZA 22-05 Elizabeth Maurice – 7505 Barrett Road**

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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. Wiegand stated the applicant has requested a variance from Article 10.141 to permit an accessory building exceeding 25% of the square footage of the principal building.

Mr. Wiegand explained the property is actually permitted 480 sf, as this is the minimum square footage allowed for accessory structures intended for vehicle storage. The proposed accessory structure would be 1,728 sf. The property has an existing accessory structure that would be removed as part of the construction of the new structure.

**Applicant:**                **Elizabeth & Paul Maurice**  
                                      **7505 Barrett Road**

Mr. Thomas swore in the applicants.

The applicant provided information on the request noting the property has been in the family for generations and was built at a time with very limited automobile storage. Their ability to safely exit their property is affected by the limited parking available on-site.

Mr. Thomas clarified the parking on-site with the applicant. The applicant stated that it is nearly impossible to back out with traffic on Barrett, and turning around is limited with the cars parking in the current driveway.

Mr. Hackney clarified the difference between an attached garage and a detached accessory structure.

**Proponents:**            **Gary Kleineick**  
                                      **7513 Barrett Road**

Mr. Wiegand read into the record a letter from Mr. Kleineick offering his support for the application.

**Melissa Larocque**  
**7497 Barrett Road**

Mr. Wiegand read into the record a letter from Ms. Larocque offering her support for the application.

**Opponents:**            **None**

**Neutral:**                **None**

**Board Deliberation – Elizabeth Maurice**

With no further comments, the public comments were closed and the Board moved into deliberation.

Mr. Riddell had no issue with the application due to the historical nature of the house construction and the depth of the lot.

Mr. Thomas noted the safety issue of backing onto Barrett Road that would be alleviated by this accessory structure.

The Board in general had no issue with the application.

**Mr. Thomas made a motion to approve case BZA 22-05 Elizabeth Maurice with a condition that the existing accessory structure be removed by final inspection of the new structure.**

**Mr. Riddell seconded the motion.**

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

**Nay: None**

**The case was approved.**

### **ADMINISTRATIVE MATTERS**

Mr. Wiegand formally welcomed Mr. Reisen to the Board as the newly appointed BZA Alternate Member.

Approval of Resolutions:

Mr. Thomas made a motion to approve BZA Approval Resolution 22-05 Elizabeth Maurice with conditions. Mr. Riddell seconded. Motion was approved unanimously.

### **Organizational Meeting**

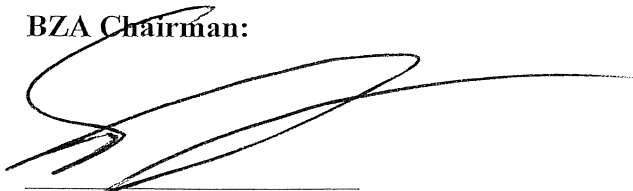
Ms. Glenn made a motion to appoint Mr. Hackney as Chair and Mr. Riddell as Vice-Chair. Mr. Thomas seconded. Motion passed unanimously.

It was decided to hold the annual legal training with Frost Brown Todd at the next scheduled meeting of the BZA.

The Board adjourned the June 13, 2022 meeting at 6:36 p.m.

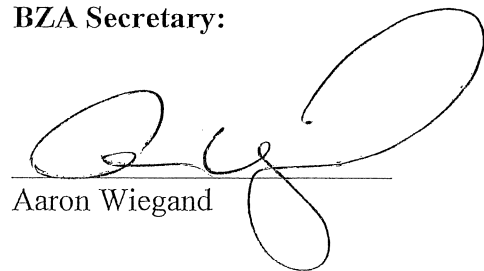
**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

**BZA Chairman:**



Evan Thomas

**BZA Secretary:**



Aaron Wiegand

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June 13, 2022

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS  
RESOLUTION OF APPROVAL  
APPLICATION NO. BZA 22-05**

WHEREAS, Elizabeth Maurice on May 9, 2022, filed application no. 22-05 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, requesting a variance from Article 10.141 to permit an accessory building exceeding 25% of the square footage of the principal building., as applied to the property located at 7505 Barret Road, Parcel # M5620-105-000-017 Section 16, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on June 13, 2022, 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

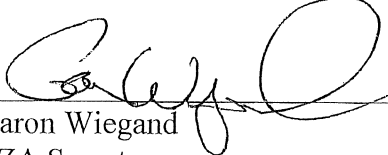
WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053, with conditions.

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Article 10.141 to permit an accessory structure not to exceed 1,800 sf for the storage of vehicles. This approval includes a condition that the existing storage shed in the rear yard be removed prior to final occupancy of the new garage.

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

Adopted and journalized at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 13<sup>th</sup> day of June, 2022

  
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Evan Thomas  
BZA Chairman

  
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Aaron Wiegand  
BZA Secretary