

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
October 12, 2022 – Regular Meeting**

MEMBERS PRESENT: Mr. Hackney, Mr. Thomas, Ms. Glenn
MEMBERS ABSENT: Mr. Simmons, Mr. Riddell, Mr. Reisen (*Alternate- not seated*)
STAFF PRESENT: Aaron Wiegand – Community Development Director
CALL TO ORDER: 6:00 PM
ADJOURNMENT 6:15 PM

Meeting was held at West Chester Township Hall.

Mr. Hackney 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 June 13, 2022 and September 12, 2022 BZA meetings. Ms. Glenn seconded. Motion passed unanimously.

Mr. Hackney swore in staff.

BZA 22-08 Christopher Laxton – 7682 Christine Drive

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 10.24b to permit an 8'H privacy fence where 6'H is permitted.

Mr. Wiegand explained the property has an existing fence and the owner wishes to install a taller fence to accommodate a grade differential with his neighbors and to contain barking dogs from the neighboring properties.

Applicant: Christopher Laxton
7682 Christine Drive

Mr. Hackney swore in the applicant.

The applicant provided information on the request, specifically the dogs barking when noticing the neighboring dogs. The taller fence will accommodate the grade difference with the lot being lower than the surrounding neighbors.

The new fence will be set outside the existing 4' fence, which is not on the property line. The 8' fence will be set on the property line, with space between the two fences.

The front wings are set to be 8' as well to match aesthetics of the 8' fence on the side.

Proponents: None

Opponents: None

Neutral: None

Board Deliberation – Christopher Laxton

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

The Board in general had no issue with the application.

Mr. Thomas made a motion to approve case BZA 22-08 Christopher Laxton as submitted.

Ms. Glenn seconded the motion.

Aye: Mr. Thomas, Ms. Glenn, Mr. Hackney
Nay: None

The case was approved.

ADMINISTRATIVE MATTERS

Approval of Resolutions:

Mr. Hackney made a motion to approve BZA Approval Resolution 22-06 Elizabeth Maurice as submitted. Mr. Thomas seconded. Motion was approved unanimously.

Mr. Hackney made a motion to approve BZA Approval Resolution 22-07 ARCO as submitted. Ms. Glenn seconded. Motion was approved unanimously.

October 12, 2022

Mr. Hackney made a motion to approve BZA Approval Resolution 22-08 Christopher Laxton as submitted. Mr. Thomas seconded. Motion was approved unanimously.

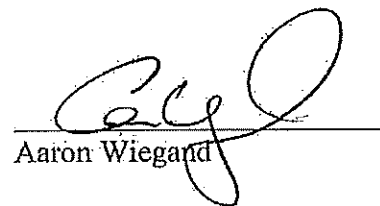
The Board adjourned the October 12, 2022 meeting at 6:15 p.m.

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:


Cliff Hackney

BZA Secretary:


Aaron Wiegand

October 12, 2022

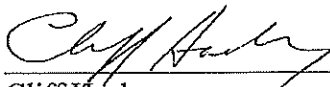
**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 22-08**

- WHEREAS, Christopher Laxton on September 13, 2022, filed application no. 22-08 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, requested a variance from Article 10.24b to permit an 8'H privacy fence where 6'H is permitted, as applied to the property located at 7682 Christine Avenue, Parcel # M5620-089-000-061, Section 15, Town 3, Range 2 (West Chester Township, Butler County); and
- WHEREAS, a public hearing was held on said application on October 12, 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.

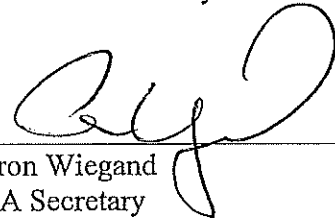
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Article 10.24b to permit an 8'H privacy fence where 6'H is permitted along the southern and eastern property lines.

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 12th day of October, 2022



Cliff Hackney
BZA Chairman



Aaron Wiegand
BZA Secretary