

**WEST CHESTER TOWNSHIP  
BOARD OF ZONING APPEALS  
November 14, 2022 – Regular Meeting**

MEMBERS PRESENT: Mr. Hackney, Mr. Thomas, Ms. Glenn, Mr. Simmons, Mr. Reisen (*Alternate – seated*)

MEMBERS ABSENT: Mr. Riddell

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:00 PM

ADJOURNMENT 6:30 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.

Ms. Glenn made a motion to approve the minutes of the October 12 , 2022 BZA meeting. Mr. Simmons seconded. Motion passed unanimously.

Mr. Hackney swore in staff.

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**BZA 22-09 Catherine Richardson – 6056 Bardean Drive**

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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 structure in excess of 25% of the principle structure.

Mr. Wiegand explained the property has a storage facility in the rear yard. The applicant's main structure is 1,008 sf, allowing a 252 sf accessory structure. Because the structure is to be used primarily for auto storage, this allowable square footage is increased to 480 sf.

**Applicant:**            **Catherine Richardson**  
                              **6056 Bardean Drive**

**Tim Dawson**  
                              **6056 Bardean Drive**

Mr. Hackney swore in the applicants.

The applicant provided information on the request, describing the addition as a need to store vehicles because the principle house has only a one-car garage and does not allow storage of the vehicles and outdoor equipment.

The Board questioned whether the existing storage shed would be removed with construction of the accessory structure. The applicant indicated they would like to keep both.

**Proponents:**            **Winston and Barb Jackson**  
                              **6066 Bardean Drive**

Mr. Hackney read into the record a letter from Winston and Barb Jackson, expressing their support for the application.

**David Baines**  
                              **6046 Bardean Drive**

Mr. Hackney read into the record a letter from David Baines, expressing his support for the application.

**Opponents:**            **None**

**Neutral:**                **None**

#### **Board Deliberation – Catherine Richardson**

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

Mr. Simmons noted the history of the Board was to consider allowing applicants to combine the allowable accessory structures into one structure, which would require removal of the existing storage shed on the property.

Mr. Thomas agreed with Mr. Simmons' consideration of allowing the main accessory structure to exceed the allowable limits, coupled with the removal of the existing storage shed.

The applicant was recalled to ask if they would be ok with removing the existing storage shed. The applicant indicated they strongly preferred to keep the shed for storage of outdoor tools and patio furniture in the winter.

The Board discussed the existing shed and the potential of removing the existing shed as a condition of approval.

**Mr. Hackney made a motion to approve case BZA 22-09 Catherine Richardson as submitted.**

**Ms. Glenn seconded the motion.**

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

**Nay: Mr. Simmons, Mr. Thomas**

**The case was approved.**

### **ADMINISTRATIVE MATTERS**

Approval of Resolutions:

Mr. Hackney made a motion to approve BZA Approval Resolution 22-09 Catherine Richardson as submitted. Ms. Glenn seconded.

Aye: Mr. Hackney, Ms. Glenn, Mr. Reisen


Nay: Mr. Simmons, Mr. Thomas

The resolution was approved

The Board adjourned the November 14, 2022 meeting at 6:30 p.m.

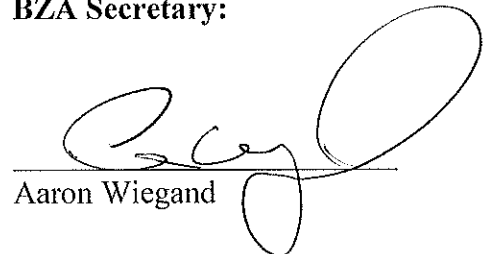
**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

**BZA Chairman:**



Cliff Hackney

**BZA Secretary:**



Aaron Wiegand

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS  
RESOLUTION OF APPROVAL  
APPLICATION NO. BZA 22-09**

WHEREAS, Catherine Richardson on October 4, 2022, filed application no. 22-09 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 allow an accessory structure in excess of 25 % of the principal structure square footage, as applied to the property located at 6056 Bardean Drive, Parcel # M5620-139-000-020 Section 29, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on November 14, 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

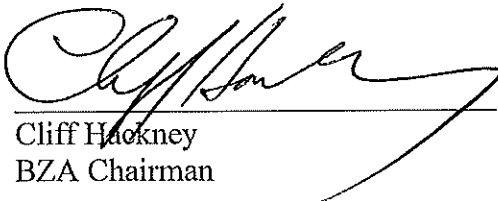
WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

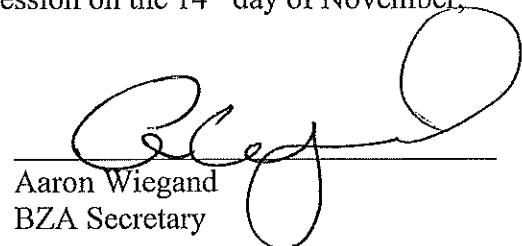
WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053, with conditions.

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 1,200 sf for the storage of vehicles.

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 14<sup>th</sup> day of November, 2022

  
Cliff Hackney  
BZA Chairman

  
Aaron Wiegand  
BZA Secretary