

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
June 12, 2023 – Regular Meeting**

MEMBERS PRESENT: Mr. Hackney, Mr. Reisen, Ms. Glenn, Mr. Simmons, Mr. Riddell, Mr. Mear (*Alternate – not seated*)

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:00 PM

ADJOURNMENT 6:14 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. Hackney swore in staff.

The BZA recognized the volunteer contributions of Evan Thomas, who recently completed his term on the BZA, and thanked him for his service to West Chester.

BZA 23-06 Jeff Oslin– 6912 Gatewood Court

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 13.062 to permit a covered patio with a rear yard depth of 36’ 8” where 45’ is required.

Mr. Wiegand explained that the applicant has an existing patio that they wish to convert into a four-season room. The covering requires a setback variance whereas the existing patio did not.

**Applicant: Mike Sheetz
Bright Covers
3453 W 140th Street, Cleveland Ohio**

Mr. Hackney swore in the applicant.

Mr. Sheetz is the contractor for the project. He clarified the project and its dimensions to the Board.

Mr. Reisen asked if any neighbors had sent Staff any input on the case. Mr. Wiegand noted they did not.

Proponents: None

Opponents: None

Neutral: None

Board Deliberation – Jeff Oslin

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

The Board had no concerns on the application. Mr. Riddell noted the cul-de-sac lots often have setback issues.

Mr. Riddell made a motion to approve case BZA 23-06 Jeff Oslin as submitted

Ms. Glenn seconded the motion.

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

Nay: None

The case was approved as submitted.

ADMINISTRATIVE MATTERS

Approval of Resolutions:

Mr. Hackney made a motion to approve BZA Approval Resolution 23-06 Jeff Oslin. Mr. Simmons seconded.

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

Nay: None

The resolution was approved

Mr. Wiegand noted the BZA would hold its yearly Organizational Meeting at the July meeting.

The Board adjourned the June 12, 2023 meeting at 6:14 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 23-06**

WHEREAS, Jeff Oslin on May 2, 2023, filed application no. 23-06 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, requesting a variance from Article 13.062 to permit a covered patio with a rear yard depth of 36' 8" where 45' is required, as applied to the property located at 6912 Gatewood Court, Parcel # M5620-217-000-053, Section 20, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on June 12, 2023, 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.

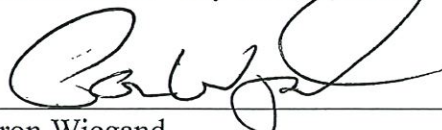
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Article 13.062 to permit a covered patio with a rear yard depth of approximately 36' 8" where 45' is required

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 June, 2023



Cliff Hackney
BZA Chairman



Aaron Wiegand
BZA Secretary