

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
October 12, 2016 – Regular Meeting**

MEMBERS PRESENT: Mr. Whited, Mr. Lenz, Mr. Riddell, Mr. Simmons, Mr. Cavens

MEMBERS ABSENT: Mr. Moeller

STAFF PRESENT: Cathy Walton, Property Advisor
Tim Valentine, Property Advisor
Aaron Wiegand, Community Development Director

CALL TO ORDER: 6:30 PM

ADJOURNMENT 6:44 PM

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

BZA 16-25 Ralph E. Williams, Jr.

Ms. Walton was sworn in by Mr. Whited

Ms. Walton presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments and case history. Ms. Dawson stated that the applicant is requesting a variance from the accessory buildings and uses requirements to allow a 1200 SF detached garage where a 797 SF garage is permitted.

Mr. Cavens asked for clarification that the applicant is permitted three structures on the property and currently has one.

Ms. Walton stated that was correct.

**Applicant: Ralph E. Williams, Jr.
7539 LeSourdsville-West Chester Road
West Chester, Ohio 45069**

Mr. Williams stated that he submitted building plans as well as a site plan showing the location of the building and proposed paving. He also stated that he cannot get his truck in his garage. He explained the property lines and the access easement. He discussed the difficulty using a 20' x 20' concrete pad. He stated he would like to move garage accessibility and his equipment that is

currently stored outside to the new garage. He would also like to add a paved parking and turn around area.

Mr. Simmons asked if the building on the property next door was a house.

Mr. Williams stated it was a small barn. He explained that the property is only used for gardening and this stores his equipment.

Mr. Lenz asked if there was permanent easement for the driveway.

Mr. Williams stated there was. He reiterated his desire to move his equipment inside as well as create a space to turn around and park. He also stated he needs the additional depth in the garage.

Mr. Lenz asked if the applicant could put three structures at 800 SF each on the property.

Ms. Walton stated that was correct.

There was discussion regarding the ability to put up multiple buildings at 800 SF that could achieve what the applicant is requesting.

Proponent: None

Opponent: None

Neutral: None

Board Deliberation

Mr. Cavens stated he likes it and doesn't see a reason not to approve it.

Mr. Whited agreed.

Mr. Lenz questioned whether a condition should be put on that this building would take the place of two accessory buildings.

Mr. Cavens stated he doesn't believe the Board can do that.

Mr. Riddell stated he did not believe that was necessary.

Mr. Simmons made a motion to approve BZA case 16-25 as submitted

Mr. Lenz seconded the motion.

Aye: Mr. Simmons, Mr. Riddell, Mr. Lenz, Mr. Cavens, Mr. Whited

Nay:

ADMINISTRATIVE MATTERS

Meeting minutes from September 14, 2016 were approved.

The next meeting will be Wednesday November 9, 2016 at 6:30 pm.

The board adjourned the October 12, 2016 meeting at 6:44 pm.

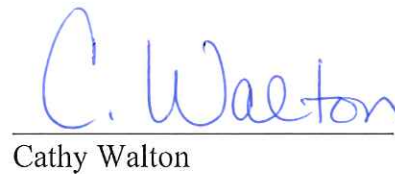
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

BZA Chairman:



Larry Whited

BZA Secretary:



Cathy Walton

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 16-25**

WHEREAS, Ralph E. Willams, Jr., on September 14, 2016 filed Application No. 16-25 with the Board of Zoning Appeals under Article 8, subsection 8.04 of the West Chester Township Zoning Resolution, seeking a variance to allow a 1200 SF detached garage where a 797 SF garage is permitted as applied to the property at 7539 LeSourdsville-West Chester road, West Chester Ohio 45069 and containing Parcel # M5620-364-000-001 in Section 36, Town 3, Range 2; (West Chester Township, Butler County, Ohio); and

WHEREAS, a public hearing was held on said application on October 12, 2016 notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and


WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, variances from the terms and conditions of the Zoning Resolution as will not be contrary to the public interest, and that are consistent with the criteria provided within the Zoning Resolution; and

WHEREAS, the board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance from the terms and conditions of the Zoning Resolution will not be contrary to the public interest and are consistent with the standard for variances set forth in the 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 to allow a 1200SF detached 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 at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 12th day of October, 2016 and journalized on the 9th day of November, 2016.



Larry Whited
BZA Chairman



Cathy Walton
BZA Secretary