

**Minutes**

**Bethel Township Board of Zoning Appeals**

**February 27, 2014 – 6:30 P.M.**

**Regular Meeting**

**Bethel Township Meeting Room, 8735 S. 2<sup>nd</sup> Street – Brandt, Tipp City, Ohio**

**Board of Zoning Appeals Member(s) Present: Biggs, Sonnanstine, Gross, Butt**

**Board of Zoning Appeals Members(s) Absent: Fisher**

**Staff Present: Jeff Green– Director of Planning & Zoning**

Mrs. Fisher called the meeting to order at 6:30 PM.

Officers were elected for 2014. Chair: Debbie Fisher, Vice Chair: Gary Biggs

Each member of the Board introduced themselves.

New Business:

Mr. Green read the first case:

**Case V-01-14:** A request from George Hardy of PO Box 24482 Dayton, Ohio 45424. The applicant requests a variance to increase the maximum size of permitted accessory structure from the required Nine Hundred (900) square feet to approximately Two Thousand (2000) square feet located at 6575 Walnut Tipp City Ohio 45371 zoned as R-1AAA.

Mr. Green made his staff presentation.

Mr. Green asked if the Board had any questions of him.

The applicant was asked to speak on behalf of the application.

Mr. Hardy represented himself. He requested a 40x50 building with a 600 ft. overhang

Mr. Biggs: who owns the property to the west?

Mr. Green: Gail Halderman

Mr. Sonnanstine: What type of materials will be stored in the building?

Mr. Hardy: construction equipment.

Mr. Sonnanstine: Will you use the building materials?

Mr. Hardy: I am retired but do work on the side.

Mr. Sonnanstine: Has anyone else come forward with feedback?

Mr. Green: Yes, Fran, the lady who lives directly south of the property expressed her support

Mr. Biggs: Is there anyone else in the audience who would like to comment?

Mr. Halderman: I am George's western and northern neighbor. Mr. Halderman expressed his support.

Public Hearing Closed.

Mr. Gross motioned for the approval of case C-01-13.

Motion was seconded by Mr. Butt.

VOTE

Mr. Biggs	Yes
Mr. Butt	Yes
Mr. Gross	Yes
Mr. Sonnanstine	Yes
Mrs. Fisher	N/A

Motion to approve Case V-01-14 passed 4-0 with the condition that no business be run out of the building. 600ft overhang included in variance.