

**Minutes**

**Bethel Township Board of Zoning Appeals**

**May 29, 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: Butt, Sonnanstine, Gross, Fisher**

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

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

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

Each member of the Board introduced themselves.

New Business:

Mr. Green read the first case:

**Case V-03-14:** A request from Randy Britton of 209 Ranchview Drive Vandalia Ohio 45377. The applicant requests a variance to decrease the side yard setback needed to build a house from the required twenty (20) feet to five (5) feet and to decrease the front yard setback from fifty (50) feet to (ten) 10 feet. The property is located at 6825 US RT 40 Tipp City Ohio 45371.

Mr. Green read his staff presentation

Mr. Green asked if the board had any questions for him.

Mr. Britton was there to speak for his mother who owns the property

Mr. Britton stated that he needed to sell all of his mother's assets to apply for government assistance for his mother.

Mr. Britton went on to say that the property had a house but it was demolished at his request because of the unsanitary nature and condition of the structure.

Mr. Britton would like to sell the property but as of now, no residence can be constructed due to the small size of the lot and current setbacks. Mr. Britton is asking for the variance so that a potential buyer can build a house on the lot. The proposed setbacks are the same as the previous residence which resided at this property.

Public hearing closed

Mr. Butt motioned for approval of case V-03-14

Motion was seconded by Mr. Gross

VOTE

Mrs. Fisher: Yes

Mr. Gross: Yes

Mr. Butt: Yes

Mr. Sonnanstine: Yes

Mr. Biggs: N/A

Motion to approve Case V-03-14 passed 4-0.

Mr. Green read the next case

**Case V-04-14:** A request from Michael Volz of 8890 E SR 40 New Carlisle OH 45344. The applicant requests a variance to put an accessory structure in the front yard and to increase the maximum sq ft from Nineteen hundred (1900) sq ft to Twenty Seven Hundred (2700) sq ft.

Mr. Green read his staff report.

Mr. Green asked if the board had any questions for him.

Mr. Volz was there to speak for himself as the property owner

Mr. Volz: No one will be living in there, nor will it be used for storage.

Mr. Sonnanstine: what will be used as the foundation?

Mr. Volz: I am currently talking to the county about that, but I would to use riverstone.

Mr. Sonnanstine: Will this cabin have any utilities

Mr. Volz: No

Mr. Butt: Will it be visible from the road?

Mr. Volz: It may only be visible from the road in wintertime.

Public hearing closed

Mr. Sonnanstine motioned for approval of case V-04-14 on the condition that no one live in it.

Motion was seconded by Mr. Gross

VOTE

Mrs. Fisher: Yes

Mr. Gross: Yes

Mr. Butt: Yes

Mr. Sonnanstine: Yes

Mr. Biggs: N/A

Motion to approve case V-04-14 passed 4-0 with the condition that no one live within the cabin.

Mr. Green read the final case.

**Case V-05-15:** A request from David Strycula of 6484 Apple Seed Pl Huber Heights OH 45424. The applicant requests a variance to decrease the front yard setback from Fifty (50) ft to twenty five (25) ft to put an addition onto his house. The property is located at 7890 S St Rt 202, Tipp City OH 45371.

Mr. Green presented the staff presentation.

Mr. Green asked if the board had any questions for him.

Mr. Strycula was there to speak for himself as the property owner.

Mr. Strycula told the board that the proposed site for the addition was damaged by a fire in the winter and because of this wants to redo that whole side of the house. The setback will be the same as the previous structure.

Mr. Gross: How big was the original structure?

My. Strycula: 30x24, the new structure will be 30x20 and have 2 full stories

Public hearing closed

Mr. Sonnanstine motioned for approval of case V-05-14

Motion was seconded by Mr. Butt

VOTE

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

Approval of minutes:

Motion was made by Mr. Gross to approve the minutes of February, 2014.

Seconded by Mr. Sonnanstine.

VOTE

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

**Adjournment:**

Motion was made by Mr. Butt to adjourn and seconded by Mr. Sonnanstine.