

Minutes**Bethel Township Board of Zoning Appeals****September 27, 2018 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Debbie Fisher, Jeff Butt, Judy Poettinger, Darrin Anderson, Steve Owens**Member(s) not present:** None**Staff Present:** Marty Caskey – Director, Planning and Zoning

Ms. Fisher brought the meeting to order at 6:35 p.m.

BZA and staff introduced themselves.

New Business**Case: V-04-18:** A request from Harold Goodman, 6685 Singer Rd., Dayton, OH 45424, to allow a 1,200 square foot outbuilding with a height of 22 feet at the peak. The joined properties would allow for 900 square feet and a 15-foot height at the midpoint of the roof. Granting the variance would be contingent upon evidence of the joining of parcel A01-013901 and parcel A01-013902, creating one parcel of .68 acre. The property with the residence is identified as Miami County Parcel ID #A01-013902.

Mr. Caskey presented the staff report and asked if there were any questions for him.

Ms. Fisher asked if the applicant was available.

Mr. Ryan, tenant, was asked if he had anything to add to the staff report.

Applicant stated he concurred with the report.

Ms. Fisher asked if the board had any questions.

Mr. Butt asked if this would be on a separate parcel.

Mr. Ryan replied that the two parcels were now joined.

Ms. Fisher asked if there were any in attendance wanting to speak in favor of V-04-18.

None.

Ms. Fisher asked if there were any in attendance wanting to speak against V-04-18.

None.

Ms. Fisher asked if there were any questions from the board.

None.

Motion:

Motion to approve Case V-04-18 by Mr. Anderson.

Seconded by Ms. Poettinger.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

Mr. Owens – Yes

V-04-18 approved 5 - 0.

Case: V-05-18: A request from Danny and Tammy Elam, 6990 Ross Rd., New Carlisle, OH 45344, to allow a garage to be built 15 feet in front of the front line of the residence. Zoning resolution calls for all accessory buildings to be at or behind the front line of the house. The property with the residence is identified as Miami County Parcel ID #A01-050300.

Mr. Caskey presented the staff report and asked if there were any questions for him.

Ms. Fisher asked if the applicant was available. Mr. Elam was sworn.

Ms. Fisher asked Mr. Elam if he had anything to add to the staff report.

Applicant stated he concurred with the report.

Ms. Fisher asked if the board had any questions.

Mr. Butt asked if there was another way to situate the building.

Mr. Elam said that due to leach field, well and the setbacks, that this was the only place for it.

Mr. Owens asked if there was an attached garage with the house.

Mr. Elam said the attached garage had been converted to living area.

Ms. Fisher asked if there were any in attendance wanting to speak in favor of V-05-18.

None.

Ms. Fisher asked if there were any in attendance wanting to speak against V-05-18.

None.

Ms. Fisher asked if there were any questions from the board.

None.

Motion:

Motion to approve Case V-05-18 by Mr. Butt.

Seconded by Ms. Poettinger.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

Mr. Owens – Yes

V-05-18 approved 5 - 0.

Case: V-06-18: A request from Edward and Lori Henderson, 6750 SR 571, Tipp City, OH 45371, to allow an addition to the residence to be built five feet into the front setback area and three feet into the side setback area. Front setback is 50 feet from the right-of-way and side setback is 20 feet. The property is identified as Miami County Parcel ID #A01-068600.

Mr. Caskey presented the staff report, noted that the property was adjacent to Trustee Wright's property and they had no objections, and asked if there were any questions for him.

Ms. Fisher asked if the applicant was available. Mr. Henderson was sworn.

Ms. Fisher asked Mr. Henderson if he had anything to add to the staff report.

Applicant stated he concurred with the report.

Ms. Fisher asked if the board had any questions.

Mr. Butt asked if there was another way to situate the addition.

Mr. Henderson said that due to leach field and well, that this was the only place for it.

Mr. Owens asked if there was an attached garage with the house.

Mr. Henderson said there is an attached garage that will not interfere with the addition.

Ms. Fisher asked if there were any in attendance wanting to speak in favor of V-06-18.

None.

Ms. Fisher asked if there were any in attendance wanting to speak against V-06-18.

None.

Ms. Fisher asked if there were any questions from the board.

None.

Motion:

Motion to approve Case V-06-18 by Ms. Poettinger.

Seconded by Mr. Anderson.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

Mr. Owens – Yes

V-06-18 approved 5 - 0.

Old Business

Approval of minutes from July 2018.

Motion to approve the July minutes by Mr. Anderson with edit to case number on page three.

Seconded by Ms. Poettinger.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

Mr. Owens – Abstain

4: Other Business**Communications and Reports**

Mr. Caskey reminded the members of the MVRPC zoning seminars on December 7. The Township will pay the registration fee.

Board of Zoning Appeals Comments

None.

Adjournment:

Motion to adjourn by Mr. Butt.

Seconded by Mr. Anderson.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

Mr. Owens – Yes

Meeting adjourned at 7:40 p.m.