

**Minutes**

**Bethel Township Board of Zoning Appeals**

**March 22, 2012 – 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: Sonnanstine, Biggs, Gross, Fisher**

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

**Staff Present: Andy Ehrhart– Director of Planning & Zoning**

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

Mrs. Fisher welcomed everyone and explained the process of the meeting to residents present. This included the explanation that anyone how wished to speak should come to the podium and clearly state their name and address. At that time the person would be sworn in.

Each member of the Board introduced themselves.

New Business:

Mr. Ehrhart read the first case:

**V-02-12:** A request from Stephen Eike, 8326 State Route 201, Tipp City, OH, 45371. The applicant requests a variance to decrease the rear yard setback from the required fifty (50) feet to approximately forty (40) feet to allow for an addition to a single family residence located in second free standing sign mounted on the same support structure located in a Residential (R-1AAA) zoning district. The property in question is located at 8326 State Route 201, Miami County, Bethel Township, Ohio, Town 2, Range 9, Section 14.

Mr. Ehrhart made his staff presentation.

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

Mr. Stephen Eike of 8326 State Route 201. Mr. Eike state that he purchased the home about 3 month ago and wants to add a 20'x20' addition to the rear for his grandmother to live in. Mr. Eike stated that it will only be a bedroom and it will help him and his wife care for the grandmother.

Mr. Gross asked if he was on sewer or septic.

Mr. Eike stated he was on septic.

Mr. Gross asked Mr. Eike if there were going to be any additional bathrooms.

Mr. Eike stated there would not be.

Mrs. Fisher asked if there was anyone present wishing to address the Board in favor or in opposition to the request.

None

Public Hearing Closed.

Mr. Biggs motioned for the approval of case V-02-12.

Motion was seconded by Mr. Sonnanstine.

VOTE

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

Motion to approve Case V-02-12 passed 4-0.

Mrs. Fisher asked for the next case to be read.

**V-01-12:** A request from Tim Hawkins, 5070 South Dayton Brandt Road, New Carlisle, OH, 45344. The applicant requests a variance under Article 30.05C of the Bethel Township Zoning Resolution to allow for the construction of a 32'x40' garage to be located in the front yard of an irregularly shaped lot on property located in a Residential (R-1AAA) zoning district. The property in question is located at 5070 South Dayton Brandt Road, Miami County, Bethel Township Ohio, Town 2, Range 9, Section 9.

Mr. Ehrhart made his staff presentation.

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

Mr. Tim Hawkins of 5070 South Dayton Brandt Road. Mr. Hawkins stated that the grade on the lot makes this about the only place that he can build. He also stated that there is not any area to add a second drive.

Doug Gross asked how far of the road the building will be.

Mr. Hawkins stated that it would be 60-70 yards off the road.

Mrs. Fisher asked if there was anyone present wishing to address the Board in favor or in opposition to the request.

None

Public Hearing Closed.

Mr. Gross motioned for the approval of case V-01-12.

Motion was seconded by Mr. Biggs.

VOTE

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

Motion to approve Case V-01-12 passed 4-0.

Mr. Butt arrived at the meeting and apologized for be late but something came up.

Previous Minutes:

Mr. Sonnanstine moved to approve the minutes of February 23, 2012. Motion seconded by Mr. Gross.

VOTE

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

Minutes of February 23, 2012 approved.

**Adjournment:**

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