

Minutes

Bethel Township Board of Zoning Appeals

June 21, 2007 – 7:30 P.M.

Regularly Scheduled Meeting

Firehouse, 8735 S. Second Street – Brandt, Tipp City, Ohio

Board of Zoning Appeals Member(s) Present: Biggs, Fisher, Paden, Senseman

Board of Zoning Appeals Members(s) Absent: None

Staff Present: Gebhart – Director of Planning & Zoning

Mrs. Fisher called meeting to order.

Each member of the Board introduced themselves.

Mrs. Fisher explained the process of the meeting to residents present for the meeting.

Mrs. Fisher asked Mr. Gebhart to read the case.

Case # V-02-07: Variance to allow for the reduction of required street frontage from 175’ to 0’ at 4218 E. US 40

Applicant: Carroll L & Lula Mae Barnard

Address: 3662 Wenbrook Road
Kettering, OH 45429-4423

Case V-02-07: a request from Carroll L. & Lulu M. Barnard, 3662 Wenbrook Road, Kettering, Ohio. The applicant is requesting the Board of Zoning Appeals grant a VARIANCE under Sec. 7.09 of the Bethel Township Zoning Resolution for street frontage so that they can sell a residential house they own. The parcel of land is currently zoned A-2 General Agriculture. The property in question is located at 4218 E. US RT 40, Tipp City, Ohio, Miami County, Bethel Township, Town 2 Range 9, Section 25.

Mrs. Fisher asked if the applicant was present:

Mr. Carroll L Barnard aka Larry Barnard, 3662 Wenbrook Road, Kettering, Oh 45429, was present and discussed his reasons for asking for the variance. Mr. & Mrs. Barnard are in there late 80’s. The Barnard’s own several large tracks of land at 4218 E US 40. One track is a 0.532-acre parcel with a single-family house on it. The Barnard’s have used it as a rental property for several years. Mr. Barnard stated that because of health reasons he no longer wanted to be a landlord. They want to place the house up for sale. The access to the 0.532-acre parcel is through there other property. Mr. Barnard stated that he wanted a variance from street frontage for this 0.532-acre tract so that he could place the house up for sale. He stated that there is another property that he does not own,

located behind his property that has no street frontage. This lot utilizes his driveway to access their property.

Mrs. Fisher asked for comments in favor of the request:

There were no comments in favor of the request.

Mrs. Fisher asked for comments in opposition to the request:

There were no comments in opposition.

There was discussion among the Board and staff concerning this request.

RECOMMENDATION:

Staff recommends approval of the requested variance, based on a hardship for age, with the following condition.

1. That the applicant provide documentation that the ingress/egress easement is recorded on the deed to this 0.53-acre property prior to the 30 days from the date of the BZA's approval of this request.

MOTION:

Motion was made to approve with conditions stated in staff recommendation.

Motion made by Mr. Senseman:

Second: Mrs. Fisher

<u>Role Call:</u>	<u>Yea</u>	<u>Na</u>
Mrs. Fisher	X	
Mr. Paden	X	
Mr. Senseman	X	

Motion passed 3-0.

MOTION:

Motion was made by to approve the June 7, 2007 minutes as submitted by staff.

Motion made by Mr. Paden:

Second: Mr. Senseman

<u>Role Call:</u>	<u>Yea</u>	<u>Na</u>
Mrs. Fisher	X	
Mr. Paden	X	
Mr. Senseman	X	

Motion passed 3-0.

MOTION:

Motion was made to adjourn.

Motion made by Mr. Paden:

Second: Mr. Senseman

<u>Role Call:</u>	<u>Yea</u>	<u>Na</u>
Mrs. Fisher	X	
Mr. Paden	X	
Mr. Senseman	X	

Motional to passed 3-0.

Meeting was adjourned