

Minutes

Bethel Township Board of Zoning Appeals

December 21, 2006 – 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,
Studebaker**

Staff Present: Gebhart – Director of Planning & Zoning

Mrs. Fisher called meeting to order.

Each member of the Board introduced themselves.

Mr. Gebhart introduced Roger Chapman-Custer who is serving as the Planning Intern for this quarter.

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-11-06: Variance request to modify street frontage

Applicant: Richard & Carol Ratermann

Address: 6495 Bethelville Road
New Carlisle, OH 45344

A request from Carol Ratermann, 6495 Bethelville Road, New Carlisle, Ohio. Mrs. Ratermann is requesting a ZONING VARIANCE under Sec. 14.10 of the Bethel Township Zoning Resolution, to reduce the required street frontage from the required 175' to approximately 90' on their parcel of land located at Lot #25 Beutilawn Acres #1, New Carlisle, Ohio, Miami County, Bethel Township, Town 2 Range 9, Section 10. This parcel is adjacent to 6495 Bethelville Road, New Carlisle, Ohio, Miami County, Bethel Township, Town 2 Range 9, Section 10.

The following staff report was prepared and read by Roger Chapman-Custer, Planning & Zoning Intern.

Mr. Gebhart explained that the applicants have also applied for zoning amendment change to go along with this variance request.

BACKGROUND INFORMATION:

Mr. and Mrs. Ratermann own three (3) parcels of land on Bethelville Road. They own Lot 25, Lot 26 and the 21.892-acres of land at the terminus of Bethelville Road. Lots 25

and 26 are zoned R-1AAA, Single Family Residential District and the 21.892-acre s are zoned A-2 General Agriculture. Their home sits on a 21.892-acre parcel, and the 0.72-acres of Lot 25 and 0.85-acres of Lot 26 are vacant. The applicant would like to gift 1.276-acres of their 21.892-acre and combine the gift with Lot 25 to create 2.0 (approximate acre parcel. This will allow the applicants to accomplish their goal of having a house built on the newly expanded Lot 25 parcel.

In addition to the Zoning Variance request, the Ratermann's have also submitted an application for a Zoning Amendment (ZA-09-06).

Mrs. Fisher stated that this request was to take two lots to make one larger lot.

Mr. Gebhart said that Mr. Ratermann was present to answer question.

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

Mr. Richard Ratermann, 6495 Bethelville Road, spoke as applicant. He explained why he and his wife were applying for this variance.

Mr. Senseman stated that his only concern was based on the shallow soil depth. Mr. Ratermann said that the Health Department had approved the site for a mound system for septic.

Mr. Senseman had a question concerning the Ratermann's driveway.

Mr. Studebaker asked about extending the driveway. Mr. Gebhart stated that he thought it was a cost issue of extending the driveway.

Mr. Biggs asked about the 10' that extends out into the road.

Mr. Ratermann stated that it was done that way to provide more acreage and to stop Bethelville Road from ever being extended.

Mr. Gebhart informed the Board that he had just received a copy of the Health District report if the Board would like to see it. They each looked at it.

Mr. Senseman and all members of the Board commented on the lack of street frontage.

Mr. Gebhart pointed out that the lots that were built on in the 1990's had plenty of street frontage.

Discussion amongst Board Members.

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

No one in opposition.

RECOMMENDATION:

Staff recommends approval of the requested Variance with the following condition:

1. That the Zoning Amendment Application to add 1.276 acres to Lot 25 be approved

MOTION:

Motion was made to approve the Variance request with the following conditions:

1. That the Zoning Amendment Application to add 1.276 acres to Lot 25 be approved.

Motion made by Mr. Biggs:

Second: Mr. Senseman

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

Motional to passed 5-0.

Minutes of the October 2006 Board of Zoning Appeals meeting were discussed and approved as submitted by staff.

Meeting was adjourned