

Minutes

Bethel Township Board of Zoning Appeals

November 19, 2009 – 7:00 P.M.

Regularly Scheduled Meeting

Bethel Township Meeting Room, 8735 S. 2nd Street – Brandt, Tipp City, Ohio

**Board of Zoning Appeals Member(s) Present: Fisher (Chair), Sensemen,
Sonnanstine, Butt, Gross**

Board of Zoning Appeals Members(s) Absent: Paden, Biggs

Staff Present: Ehrhart – Director of Planning & Zoning

Mrs. Fisher called the meeting to order at 7:00 PM.

Mrs. Fisher explained the process of the meeting to residents present. This included the explanation that anyone who 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:

Mrs. Fisher asked Mr. Ehrhart to read the first case.

V-05-09: A request from Patrick Patterson, 4390 Ginghamburg West Charleston Rd., Tipp City, OH. The applicant requests a variance under Sec. 30.05.K of the Bethel Township Zoning Resolution to construct an accessory structure of 2560 square feet which would exceed the maximum allowed of 1600 square feet on property zoned Residential (R-1AAA). The property in question is located at 4390 Ginghamburg West Charleston Rd, Tipp City, Ohio, Miami County, Bethel Township, Town 2, Range 9, Section 27.

Mr. Ehrhart reviewed the staff report

Mr. Patterson, 4390 Ginghamburg West Charleston Rd. Spoke on behalf of his request.

Mr. Ehrhart stated Mr. Patterson had said he owns his own business. Mr. Ehrhart asked if he ran the business out of his residence.

Mr. Patterson stated his business is run elsewhere. This building would be used for his own personal storage.

Mr. Gross asked where the driveway would be run.

Mr. Patterson stated the drive would be in line with the existing gravel drive and the doors for the building would be in the front.

Mrs. Fisher asked if there was anyone in the audience who wished to speak on this case.

Seeing none Mrs. Fisher closed the public hearing.

Mr. Sensemen stated that this building was large but it was consistent with other buildings in the area.

Motion was made by Mr. Sensemen to approve the requested variance.

Seconded by Mr. Sonnanstine.

Mrs. Fisher	Yes
Mr. Sonnanstine	Yes
Mr. Butt	Yes
Mr. Gross	Yes
Mr. Sensemen	Yes

Motion to approve requested conditional use approved 5-0.

Previous Meeting Minutes:

Approval of Minutes

No action taken due to lack of quorum for the minutes of October 1, 2009 of the Board of Zoning Appeals. October 1, 2009 minutes will be reviewed at the next Board of Zoning Appeals meeting.

Adjournment:

Motion was made by Mr. Sonnanstine and Mr. Sensemen to adjourn.