

Minutes

Bethel Township Board of Zoning Appeals

October 15, 2009 – 7:00 P.M.

Regular Meeting

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

Board of Zoning Appeals Member(s) Present: Biggs (Chair), Sensemen, Gross, Butt

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

Staff Present: Andy Ehrhart– Director of Planning & Zoning

Mr. Biggs called the meeting to order at 7:00 PM.

Mr. Biggs 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:

Mr. Biggs asked Mr. Ehrhart to read the first case.

V-04-09: A request from Jay Buchholtz, 7205 East SR 571, Tipp City, OH. The applicant requests a variance under Sec. 30.05.K of the Bethel Township Zoning Resolution to construct an addition to an accessory structure to total 2850 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 7205 East SR 571, Tipp City, Ohio, Miami County, Bethel Township, Town 2, Range 9, Section 11.

Mr. Ehrhart gave the staff report.

Mr. Buchholtz of 7205 East SR 571, Tipp City, OH spoke on behalf of his request.

Mr. Biggs asked if the two accessory buildings would be attached.

Mr. Buchholtz stated that they would be attached and there would be a step up between the two.

Mr. Sensemen stated he was familiar with the area.

Mr. Butt asked if the building entrance would be to the north.

Mr. Buchholtz stated that it would be to the north and you would go around the left side to the entrance.

Mr. Gross asked if Mr. Buchholtz owned the land around the subject property.

Mr. Buchholtz stated that it was jointly owned but it was under his control.

Mr. Sensemen asked if it would be a pole type building.

Mr. Buchholtz stated it would be.

Mr. Biggs asked if would be the same builder who built the other outbuilding.

Mr. Buchholtz stated it would not only be the same builder, but the same building manufacturer.

Mr. Biggs opened the public hearing portion meeting for this case. He explained that each speaker would be sworn before being allowed to speak.

Mr. Biggs asked if there was anyone present wishing to speak in favor of the application?

Seeing no one wishing to speak in support of the application, Mr. Biggs asked if there was anyone wishing to speak against the application?

Seeing no one wishing to speak against the application, Mr. Biggs closed the public hearing portion of this case.

Discussion among the Board of Zoning Appeals members and staff.

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

Seconded by Mr. Gross.

Mr. Biggs	Yes
Mr. Sensemen	Yes
Mr. Gross	Yes
Mr. Butt	Yes

Motion to approve requested Variance approved 4-0.

Old Business:

None

Adjournment:

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