

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 25, 2014**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, September 25, 2014 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek Township, Ohio at 7:00 p.m.

Mrs. Moore called the meeting to order.

Everyone present stood for the Pledge of Allegiance.

Upon call of the roll, the vote resulted in the following:

Mrs. Moore-present

Mr. Haibach-present

Mrs. Vantrease-present

Mrs. Jay-present

Mr. Cramer-present

Mr. Froehlich-present for the record

Mrs. Moore swore in all those present wishing to provide testimony.

Mrs. Moore asked for the Staff Report for BZA Case 10-2014.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA Case 09-2014. Applicant, Fred Haney, is requesting an area/dimensional variance from Section 4.13, Table 4-6 to allow for the construction of a 24' x 48' detached garage in the front yard. The subject property is 1341 Sugar Hill Lane, parcel L32000200270005900, owned by Frederick P. Haney, containing 6.19 acres, and located in the A-1 (Agricultural) District.

Mr. Fred Haney, 1341 Sugar Hill Lane, Sugarcreek Township, being duly sworn, came forward. He noted that he did not desire to be the guy that builds a garage in his front yard. He noted that he has three vehicles and only a two car attached garage. He explained that he did evaluate how he could potentially attach the detached garage to the principal structure, but it doesn't make sense to do that in that the breezeway would be connected to a bedroom. It would be a useless connector, constructed only to meet the intent of the ordinance. He explained the location of the septic system, his pond and topography limit the location available for a detached garage to the one proposed.

Mrs. Moore asked for comments in favor of the application.

Mr. John Bradfute, 1309 Sugar Hill, being duly sworn, came forward. He noted the location of his house on the map and stated that where the garage is proposed is the only practical location that it could be built.

Mrs. Moore asked Mr. Bradfute if he felt the detached garage would change the character of the neighborhood if it was constructed.

Mr. Bradfute indicated that it would not.

Mrs. Moore asked Mr. Bradfute about his opinion on the visibility of the structure.

Mr. Bradfute indicated that the only place the detached garage would be visible from would be from his driveway and he has no problem with it.

Mrs. Moore asked for comments opposed to the application. There being none, she asked for neutral comments. There being none, she made a motion to close the public hearing, which was seconded by Mr. Cramer. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes

Mrs. Vantrease-yes

Mrs. Jay-yes

Mr. Cramer-yes

Mr. Haibach-yes

Mrs. Moore stated that a picture says a thousand words here. It is clear that the applicant has limited choices for the location of the detached garage, given the pond, septic system and hill.

Mr. Cramer agreed with Mrs. Moore's statements and noted that the only person impacted spoke in favor of the request.

Mrs. Vantrease stated that she feels that the structure is a pole barn not a garage, noting that most of the things that the BZA approves are dolled up and this is not.

Mr. Cramer asked Mrs. Tilford if the only issue was location.

Mrs. Tilford confirmed that the location of the structure is the only issue.

Mrs. Jay noted that this case screams practical difficulty.

Mrs. Moore made a motion to approve the variance as requested by the applicant, which was seconded by Mr. Haibach. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes
Mr. Haibach-yes
Mrs. Vantrease-no
Mrs. Jay-yes
Mr. Cramer-yes

Mrs. Moore made a motion to approve the August 28, 2014 Minutes, which was seconded by Mrs. Jay. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes
Mr. Haibach-abstain
Mrs. Vantrease-yes
Mrs. Jay-yes
Mr. Cramer-yes

Mrs. Moore made a motion to adjourn, which was seconded by Mr. Cramer. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes
Mr. Haibach-yes
Mrs. Vantrease-yes
Mrs. Jay-yes
Mr. Cramer-yes