

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, MARCH 24, 2016**

This regular meeting of Sugarcreek Township Board of Zoning Appeals was held on Thursday, March 24 2016 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Bellbrook, Ohio at 7:00pm.

The meeting was called to order.

Everyone stood for the Pledge of Allegiance.

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

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

Mr. Haibach- present
Mrs. Moore- present
Mrs. Vantrease- present
Mr. Froehlich- present
Mrs. Staten- present

Mrs. Vantrease nominated Mrs. Moore to be Chairperson for 2016. Mr. Haibach seconded this motion. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease-yes
Mrs. Staten-yes
Mr. Haibach-yes
Mrs. Moore -yes
Mr. Froehlich-yes

Mr. Haibach was nominated by Mrs. Moore to be Vice-Chairperson for 2016. Mrs. Vantrease seconded this motion. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease-yes
Mrs. Staten-yes
Mr. Haibach-yes
Mrs. Moore -yes
Mr. Froehlich-yes

Mrs. Moore asked for staff report for BZA01-2016. Applicant, Chris Schoenfeld, is requesting a Dimensional Variance from Section 4.13 C, Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of a 28' x 48' detached garage, approximately 38' into the front yard adjacent to Centerville Road. The subject property is 2980 Pine View Drive, parcel L32000100050014100, owned by Chris Schoenfeld, containing 2.413 acres, and located in the E (Rural Estate Residential District). The

applicant is requesting the zoning on this variance of the adjacent parcels is consistent with E District Single Family uses. The applicant is requesting a variance to allow construction of this 38 in the front yard adjacent to Centerville Rd. This is a corner lot.

Mr. Chris Schoenfeld came forward.

Mrs. Moore stated the corner lot presents challenges. She asked if the garage he intends to build matches the house and meets all other zoning requirements.

Mr. Schoenfeld replied yes.

Mrs. Moore asked if the septic field is to the left side of the house.

Mr. Schoenfeld replied yes, this eliminates any other proposed locations for the garage.

Mr. Schoenfeld asked if the Board had personally seen his property.

Mrs. Moore replied stating she had not personally been there, but she looked at the aerial of the property.

Mr. Schoenfeld presented pictures of subject property.

Mrs. Vantrease asked for detail on where subject structure would be built.

Mr. Schoenfeld reviewed the location of the structure.

Mrs. Moore asked if there was new landscaping along the Centerville Road side of the property.

Mr. Schoenfeld stated that there are three trees that need to be moved past the gas line. He also stated he will put landscaping grass around the garage to make it blend.

Mrs. Moore asked about the materials being used for the garage and if it will match the house.

Mr. Schoenfeld said yes, the brick, cement fiber board, and roof shingles in the appropriately matching colors are still available that he can buy.

Mr. Froehlich asked how tall the house stands.

Mr. Schoenfeld said the height is approximately 28'.

Mrs. Moore asked if there were any other individuals present that wanted to speak on behalf or opposed to this application/applicant. There were no responses.

Public discussion was closed.

Mrs. Staten motioned to approve this variance as requested. Mrs. Moore seconded this motion. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease-yes
Mrs. Staten-yes
Mr. Haibach-yes
Mrs. Moore -yes
Mr. Froehlich-yes

Mrs. Moore motioned to approve the minutes of BZA Meeting on September 15, 2015. Mrs. Vantrease seconded this motion. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease-yes
Mrs. Staten-abstain
Mr. Haibach-yes
Mrs. Moore -yes
Mr. Froehlich-yes

Mrs. Moore motioned to adjourn the meeting. Mr. Froehlich seconded this motion. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease-yes
Mrs. Staten-yes
Mr. Haibach-yes
Mrs. Moore -yes
Mr. Froehlich-yes