

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, APRIL 26, 2018**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, April 26, 2018 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Bellbrook, Ohio at 7:00 p.m.

Mr. Cramer called the meeting to order.

Everyone present stood for the Pledge of Allegiance.

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

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

Mr. Cramer swore in all those present wishing to provide testimony.

Mrs. Tilford provided the Staff Report for BZA02-2018. Applicant, Mark Keil, is requesting a variance from Article 4, Subsection 4.11 G. Table 4-4 of the Sugarcreek Township Zoning Resolution, to allow for the construction of single-family residence at a setback of 35'-1" in the front yard adjacent to Wagner Road (40' is required). The subject parcel is 564 N Kelseys Way, parcel L32000100010025300, owned by Taylor and Samanthe Click, containing 0.505 acres, and located in the R-1A (Suburban Residential-Low) District

Mr. Cramer asked if anyone was present to speak on behalf of the applicant.

Mr. Mark Keil, 4201 Ellery Avenue, Dayton, Ohio came forward. He described the difficulty with this particular lot given the two front yards and the drainage easement. He noted the attempts to make the house as narrow as possible. This is a better design than skewing the home to fit inside the setback and easement lines.

Mrs. Froehlich asked about the rear elevation of the house.

Mr. Keil stated that what you see is everything, there is no deck planned in the future.

Mr. Keil stated that they are working with an engineering firm to deal with the drainage; it does appear as though the easement has been filled in. They are not taking a lackadaisical approach; they are spending the money necessary.

Mrs. Tracey Winans, 568 N. Kelseys Way, came forward. She noted she is the neighbor next door and they look forward to having the cul-de-sac finished.

Mr. Doug Whitehead came forward. He noted he lives on Wagner Hill and his daughter lives on Wagner Road. He noted that he was there before either of these neighborhoods were built. He has two concerns. He is concerned about the traffic on Wagner Road. He noted that it is questionable in his mind to build any closer to Wagner Road than what is allowed. He also noted that drainage is a significant concern. Finally he noted that the limits on lot size are really being pushed.

Mr. Cramer asked how long he has lived there.

Mr. Whitehead noted he's lived in the area there since 1986.

Mr. Cramer made a motion to close the public hearing, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease-yes
 Mr. Cramer-yes
 Mr. Froehlich-yes
 Mrs. Staten-yes

Mr. Froehlich asked about lot size.

Mrs. Tilford noted that the R-1A District has a minimum lot size of 37,000 whereas this lot is approximately 22,000 SF. She noted that the 40' setback, based on the 37,000 SF lot is then applied to this 22,000 SF lot. This is 0.5050 acres, 37,000 SF is 0.85 acres.

Mr. Vantrease asked if we were under a different zoning when this was developed.

Mrs. Tilford indicated that we were.

Mr. Froehlich stated that he doesn't know how traffic speed really impacts this request. Drainage is being addressed by the Soil and Water Conservation District.

Mr. Froehlich made a motion to approve the variance as requested, which was seconded by Mrs. Staten.

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

Mrs. Vantrease-yes
 Mr. Cramer-yes
 Mr. Froehlich-yes
 Mrs. Staten-yes

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

Mrs. Vantrease-yes
 Mr. Cramer-yes

Mr. Froehlich-yes
Mrs. Staten-yes