

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING APPEALS  
THURSDAY, AUGUST 27, 2020**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, August 27, 2020 via Zoom 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:

Mr. Haibach – present  
Mrs. Staten – absent  
Mr. Froehlich – present  
Mrs. Vantrease – present  
Mr. Demko – present  
Mrs. Moore – present

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

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA05-2020. Applicants, Douglas Daniels and Rochelle Reichley, are requesting a variance from Section 4.13 D. 3. b. of the Sugarcreek Township Zoning Resolution to allow for the construction of an 1800 SF detached garage (344 SF larger than otherwise permitted). The subject property is 2039 Upper Bellbrook Road, parcel L32000200310002000, and is located in the A-1 (Agricultural) District.

Mrs. Reichley, being duly sworn, explained the request noting that her father passed away and they inherited his vehicles, they also have zero turn mowers and a polaris. She noted they have a gazebo that puts them over their allowance for area of detached structures. Absent the gazebo, they would not have a need to request a variance.

Mr. Daniels, being duly sworn, noted that the masonry garage on the lot in the front was there before the house was built. He explained that the house sits back 2.5 acres from Upper Bellbrook Road and the back of the property is wild and wooded.

Mrs. Moore asked if they have spoken to any of their neighbors.

Mrs. Reichley stated that the Keish's support the request and many properties nearby have simailar buidlings.

Mrs. Moore asked if any of the board members had questions, there being none she asked for comments from the public.

Mrs. Cathy Deardorff, 2019 Upper Bellbrook Road, being duly sworn asked what the required setback for a detached building is.

Mrs. Tilford stated in this case it would be 15’.

There being no other members of the public present to speak, Mrs. Moore 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. Demko-yes  
 Mr. Haibach-yes  
 Mr. Froehlich-yes  
 Mrs. Moore-yes

Mrs. Moore noted that the property is large in area and is surrounded by similarly situated properties that all located agriculturally zoned. She noted the existence of a number of larger barns in the immediate vicinity and that the proposed structure would in no way be out of place for the area. She noted that the issue here deals with a few hundred square feet and it is only an issue because of the existence of a gazebo behind the house that is not even visible from the road. She noted that approval would not alter the essential character of the neighborhood and the intent of the Zoning Resolution would be upheld with approval.

Mr. Froehlich noted that a permit was pulled for the gazebo and that the size of the proposed structure is so close to the allowance and so in line with surrounding structures that no one would even realize a variance was necessary to build it.

Mrs. Moore made a motion to approve the applicant’s request, which was seconded by Mrs. Vantrease.

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

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

Mrs. Moore made a motion to approve the July 23, 2020 Minutes, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

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

Mrs. Moore 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. Demko-yes  
Mr. Haibach-yes  
Mr. Froehlich-yes  
Mrs. Moore-yes