

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 24, 2020**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, September 24, 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 – absent
Mrs. Staten – present
Mr. Froehlich – present
Mrs. Vantrease – present
Mr. Demko – absent
Mrs. Moore – present

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

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA06-2020. Applicant, Marvin Most, is requesting a variance from Section 4.13 Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of a detached accessory structure (a workshop) in the front yard adjacent to South Alpha Bellbrook Road (the workshop won't be any closer to Stutsman Road than the house, but will be closer to South Alpha Bellbrook Road than the house). The subject property is 502 South Alpha Bellbrook Road, parcel L32000200150012500, and is located in the E (Estate Residential) District.

Mr. Most, being duly sworn, explained the request noting that his lot has front yards on three sides. He explained the proposed workshop would match the house and the location proposed would fit well within the property. He noted he also owns the adjacent lot.

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

Mrs. Vantrease noted the potential visibility of the structure from the road and questioned whether it was in the best location possible.

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

Mrs. Moore found that special conditions and circumstances did apply given that the subject parcel has front yards on three sides. She noted that the variance was not substantial and brought on by the existence the three front yards. She noted that the issuance of the variance would not alter the essential character of the neighborhood and that the intent of the Zoning Resolution would be upheld with approval.

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

Mrs. Moore made a motion to approve the August 27, 2020 Minutes, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

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