

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 26, 2019**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, September 26, 2019 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 - absent
Mrs. Vantrease - present
Mr. Froehlich - absent
Mrs. Moore - absent
Mr. Demko - present

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

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA07-2019. Applicants, Paul and Bethany Striebel, are requesting a Variance from Section 4.13, Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of an inground swimming pool in the side yard of the subject property. The subject property is 3216 Lower Bellbrook Road, parcel L32000200170004700, owned by Paul and Bethany Striebel, containing 5.008 acres and located in the A-1 (Agricultural) District.

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

Mr. Streibel, 3216 Lower Bellbrook Road, being duly sworn, came forward. He noted that he and his wife purchased part of the Berryhill farm from Steve Berryhill and that they went about designing their home with privacy in mind. He noted that he is an architect and his wife is an interior designer. He noted they couldn't be happier with their neighbors or their home. He explained that he didn't appreciate or understand that a pool could not be placed in a side yard in lieu of placement in the rear yard. He noted that the way their house is designed, with the master bedroom taking up the entire rear of the house, placing the pool in the side yard with access from the family room makes the most sense. He also noted that his house is far from Lower Bellbrook Road.

A representative with Knickerbocker Pools came forward to speak in favor. He reiterated Mr. Streibel's master bedroom location is problematic from a pool siting standpoint.

Mrs. Vantrease asked if a sidewalk from the side to the rear was an option.

Mr. Streibel indicated it is not given the location of the master and the privacy issues.

Mr. Ben Rader, 3999 Beechwood, came forward. He noted he sold the land to the Streibel's and everything they have done has been high quality. They are very conscientious and he trusts that they will construct the pool in the same manner.

Mr. Streibel discussed the screening proposed.

There being no one else present wishing to provide testimony, Mr. Cramer made a motion to close the Public Hearing, which was seconded by Mr. Demko.

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

Mr. Cramer-yes
Mr. Demko-yes
Mrs. Vantrease-yes

Mr. Cramer asked the board members for any questions or comments. There being none, he made a motion to approve the variance as requested by the applicant.

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

Mr. Cramer-yes
Mr. Demko-yes
Mrs. Vantrease-yes

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

Mr. Cramer-yes
Mr. Demko-yes
Mrs. Vantrease-yes