

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 28th, 2023**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, September 28th, 2023, at 7:00 pm.

Mrs. Moore called the meeting to order.

Everyone in attendance stood for the Pledge of Allegiance.

Ms. Moore asked Mrs. Tilford to take roll call. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Present
Dr. Morris - Present
Mrs. Moore - Present
Mr. Haibach - Present
Mr. Froehlich - Absent
Mr. Schatzberg - Present

Mrs. Moore noted that there are two cases on the agenda tonight, the first being BZA12-2023.

Mrs. Moore swore to all those present wishing to speak on behalf of the case.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA12-2023.

Applicants, Christopher Wilson, and Lily Harmon are requesting an Area/Dimensional Variance to reduce the rear yard setback from 30' to approximately 28' in a PUD-R to allow for the construction of a deck. The subject property is 3625 Persimmon Ridge Place, owned by Christopher Wilson and Lily Harmon, further identifiable by parcel number L3200010012004800, containing 0.272 acres and located in the PUD-R Residential Planned Unit Development) District.

Mrs. Moore asked if anyone wished to speak on behalf of the applicant.

Chris Wilson 3625 Persimmon Ridge, being duly sworn, came forward. Mr. Wilson commented on his property and the small open space between him and the neighbor.

Mrs. Moore asked if anyone wished to speak in opposition to this application or offer neutral comments.

Hearing none, Mrs. Moore made a motion to close the public portion of this matter. Mrs. Vantrease seconded.

Mrs. Moore - Yes
Mrs. Vantrease - Yes
Dr. Morris - Yes
Mr. Haibach - Yes
Mr. Schatzberg - Yes

Mrs. Moore made a motion to approve the variance requested noting it was the minimum necessary to make reasonable use of the land, that no negative impacts would occur should approval be granted and that the lot was somewhat irregular in shape driving the requested variance. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mrs. Moore - Yes
Mrs. Vantrease - Yes
Dr. Morris - Yes
Mr. Haibach - Yes
Mr. Schatzberg - Yes

Mrs. Moore noted the next case on the agenda tonight is case BZA13-2023.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA13-2023.

Applicant, Ryan Rust, Outdoor Enhancements, is requesting an Area/Dimensional Variance to reduce the rear yard setback from 30' to approximately 28' in a PUD-R to allow for the construction of a deck. The subject property is 1696 Sunset Creek Court, owned by Jeanette Uzeta, further identifiable by parcel number L3200010012003200, containing 0.224 acres and located in the PUD-R Residential Planned Unit Development) District.

Mrs. Moore asked if anyone was in attendance to speak on behalf of the applicant.

Corey Hughes 9679 North Cincinnati Columbus Rd., being duly sworn came forward. Mr. Hughes stated he is business partners with the applicant Ryan Rust and explained the need for the variance noting the open space to the rear and the small deviation from the standard.

Mrs. Moore asked if anyone wished to speak in opposition to this application or offer neutral comments.

Hearing none, Mrs. Moore made a motion to close the public portion of this matter. Mrs. Vantrease seconded.

Mrs. Moore - Yes
Mrs. Vantrease - Yes
Dr. Morris - Yes
Mr. Haibach - Yes
Mr. Schatzberg - Yes

Mrs. Moore made a motion to approve the variance as requested by the applicant, noting the open space lot to the rear, the small deviation from the standard and no negative impact in approving. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mrs. Moore - Yes
Dr. Morris - Yes
Mrs. Vantrease - Yes
Mr. Haibach - Yes
Mr. Schatzberg - Yes

Dr. Morris made a motion to approve the minutes from July 27, 2023, Mr. Schatzberg seconded. Upon call of the roll, the vote resulted in the following:

Dr. Morris - Yes
Mr. Schatzberg - Yes
Mrs. Moore - abstain
Mrs. Vantrease - Yes
Mr. Haibach - abstain

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

Mrs. Moore - Yes
Mrs. Vantrease - Yes
Dr. Morris - Yes
Mr. Haibach - Yes
Mr. Schatzberg - Yes