

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING APPEALS  
Tuesday, March 23<sup>rd</sup>, 2023**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Tuesday, March 23<sup>rd</sup>, 2023, at 7:00 p.m.

Mrs. Moore called the meeting to order.

Everyone in attendance stood for the Pledge of Allegiance.

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

Mr. Froehlich - Present  
Mr. Schatzberg - Present  
Mrs. Moore - Present  
Mrs. Vantrease - Present  
Mrs. Staten - Present

Mrs. Moore, asked Mrs. Tilford to introduce our new alternate

Mrs. Tilford stated our new alternate is Louie Schatzberg, who has been active in both the communities of Bellbrook and Sugarcreek Township since he moved here.

Mrs. Moore swore in all those present wishing to provide a testimony at the meeting.

Mrs. Moore noted that there is one case on the agenda tonight, BZA04-2023.

Mrs. Tilford provided the Staff Report for BZA04-2023. Applicant, Douglas J. Bolton, is requesting an Area/Dimensional Variance from Section 4.14 C. 6 Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of an inground pool in the side yard of the subject property. The subject property is 2817 Ferry Road, owned by Douglas J. and Kateri E. Bolton Trustees, further identifiable by parcel number L32000100100001300, containing 4.0 acres and located in the E (Estate Residential) District.

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

Mr. Bolton, being duly sworn, came forward and confirmed a question about if the pastures are active. Mr. Bolton stated the pastures have been active. The plan is to replace the horses that were active in the past.

Mrs. Moore asked if anyone would like to speak in favor or in opposition to this application. Hearing none, Mrs. Moore asked if anyone wished to speak neutrally on the application.

Justin Dobbs, 2798 Ferry Rd., being duly sworn, came forward to respectfully request the water drainage onto an adjoining property be considered into the plan, due to the slope intersecting the adjoining properties.

Mrs. Moore asked if there will be any major water discharges intentionally. Mr. Bolton stated that he will assure the contractors know if any water discharge should occur it be sent straight into the pastures immediately behind their home.

Mrs. Moore made a motion to close the public portion of the meeting. Mrs. Vantrease seconded.

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

Mr. Moore - Yes  
Mrs. Vantrease - Yes  
Mrs. Staten - Yes  
Mr. Schatzberg- Yes  
Mr. Froehlich -Yes

Mrs. Moore made a motion to approve the variance as requested by the applicant noting the existing agricultural use of the property really limits the area available for a pool. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Moore - Yes  
Mrs. Vantrease - Yes  
Mrs. Staten - Yes  
Mr. Schatzberg- Yes  
Mr. Froehlich -Yes

Mrs. Moore noted that the next case on the agenda tonight is BZA05-2023.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA05-2023. Applicants, Timothy and Arnitra Reid, are requesting Area/Dimensional Variances from Sections 4.14 C. 6 Table 4-6, 4.14 D. 1. c. and 4.12 C. 10. of the Sugarcreek Township Zoning Resolution to allow for the construction of a 10' x 12' shed in the side yard at a setback of approximately 5' from the side property line and 8' from the house. The subject property is 437 Kilkenny Court, owned by Timothy and Arnitra Reid, further identifiable by parcel number L32000100011007500, containing 0.338 acres and located in the R-1B (Suburban Residential-Moderate) District.

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

Mrs. Reed, being duly sworn, came forward and stated that they decided on getting a shed. She stated there was a discussion on where they may place the shed due to the issue being it is on a

corner lot. She stated that they did work with the neighbors in an effort to minimize any impact to them.

Mrs. Moore asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, Mrs. Moore asked if anyone wished to speak neutrally on the application. Hearing none, Mr. Moore made a motion to close the public portion of this application, Mrs. Vantrease seconded.

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

Mr. Moore - Yes  
Mrs. Vantrease - Yes  
Mrs. Staten - Yes  
Mr. Schatzberg - Yes  
Mr. Froehlich -Yes

Mrs. Moore made a motion to approve the variance as requested by the applicant noting that the corner lot limited where a shed could go leaving no conforming location available. Mrs. Vantrease seconded

Mr. Moore - Yes  
Mrs. Vantrease - Yes  
Mrs. Staten - Yes  
Mr. Schatzberg - Yes  
Mr. Froehlich -Yes

Mrs. Moore noted that the next case on the agenda tonight is BZA06-2023.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA06-2023. Applicant, Amanda Crawford, is requesting Area/Dimensional Variances from Sections 4.14 C. 6 Table 4-6 and 4.14 D. 3. b. of the Sugar creek Township Zoning Resolution to allow for the construction of a 2560 SF pole barn the front yard of the subject parcel. The subject property is 4800 Brown Road, owned by Amanda M. Crawford, further identifiable by parcel number L32000100010007600, containing 9.7279 acres and located in the A-1 (Agricultural) District.

Mrs. Crawford, being duly sworn, came forward. She noted there is an existing garage in poor condition that would be torn down to make way for the pole barn. She noted that the property requires a lot of maintenance and equipment and she has a boat that she would like to also store inside.

Mrs. Moore noted that the location of the ravine is such that the area for a barn is limited to the area proposed.

Mrs. Moore asked if anyone wished to speak in favor or in opposition to the application. Hearing none, Mrs. Moore asked if anyone wished to speak neutrally on the application. Hearing none,

Mr. Moore made a motion to close the public portion of this application, Mrs. Vantrease seconded.

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

Mr. Moore - Yes  
Mrs. Vantrease - Yes  
Mrs. Staten - Yes  
Mr. Schatzberg - Yes  
Mr. Froehlich -Yes

Mrs. Moore made a motion to approve the variance as requested by the applicant, noting the ravine, the lack of an attached garage and the large parcel size. The motion was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mr. Moore - Yes  
Mrs. Vantrease - Yes  
Mrs. Staten - Yes  
Mr. Schatzberg - Yes  
Mr. Froehlich -Yes

Mrs. Moore made a motion to adjourn, which was seconded by Mrs. Vantrease. All were in favor.