

Greenfield Township Board of Zoning Appeals Hearing

September 4, 2019 7:15 p.m.

Present: Tim Anderson, Dave Brown, Larry Joos, John Reef John Starner and Zoning Inspector Kevin Yeamans

RE: 2995 Election House Road, Lancaster, OH

Steve Eversole stated a plot plan had been submitted and they are applying for a variance for 2 parts. One for being over the size area allowed and the other for building in the front/side yard, as the zoning requires in the rear. The proposed garage is to be where the stakes are in the front yard behind the two pine trees, therefore would not create anymore of a sight hazard than the pine trees already do. The front of this garage would still be approximately 30 feet behind all the other houses in this area because this house was built farther back on the lot. The garage will be vinyl sided and shingle roofed to match the house and will blend in well. There really is no other place to place the garage on this property since the house is back so far. There is no other area to place the garage due to a spring on the property, septic and the well.

There was a question of the distance between Coonpath Road and the property line with the idea of future widening of Coonpath Road. Steve Eversole stated the road had already been widened and the county had already increased the right of way after the widening and this wouldn't be in the way. Kevin stated it is 30 feet from the edge of the road to the edge of their property line.

Steve Eversole stated that this will not be anything out of character for the area, it's not going to sit way out front of any other buildings in the

area, it will soften the noise from the intersection, the existing trees will hide most of it and it will not block any more of the view at the intersection.

There was a question about the out buildings/sheds that are currently out back of the house. The property owner stated they are portables and will eventually go away.

Motion made by Larry Joos to approve both variances; seconded by Dave Brown.

Roll Call: Tim Anderson: Yes, Dave Brown: Yes, Larry Joos: Yes, John Reef: Yes, John Starner: Yes. Motion Passed 5-0

Kevin stated he would ask Carla Jacobs if she would like to be the scribe.

Motion to adjourn made by Dave Brown; seconded by John Starner.

Meeting adjourned at 7:28