

Greenfield Township Zoning Board of Appeals

Meeting Minutes

SEPT. 06, 2017

CALL TO ORDER

The meeting was called to order by the Timothy Anderson at 7:00 p.m. on September 6th, 2017, at the Greenfield Township Admin. Office located at 4663 Carroll-Cemetery Rd. NW, Carroll, Ohio 43112.

ROLL CALL

Timothy Anderson conducted a roll call, asking each member to give their name. The following members were present:

Timothy Anderson, John Schmidt, Dave Brown, and John Starner

Guests present: Bryan Parsell and Kevin Yeamans

REVIEW OF MINUTES OF PREVIOUS MEETING:

Not applicable to this meeting

NOTICE OF APPEAL APPLICATION

Application for appeal or variance has been submitted for approval by Bryan Parsell concerning his property located at 4645 Meadowgrove Drive, Carroll Ohio 43112

PROPOSED CHANGES

Section 26.03.A requires a 20 foot side yard setback from the adjacent property line. The owner, Bryan Parsell, is requesting a variance to reduce the setback from 20 feet to 10 feet in order to locate a new 24x40 garage in a manner that facilitates a side load design and to correct a drainage problem on the lot. There is no utility easement along the southern property line. Providing a 10 ft side yard setback is a reasonable distance for a property of this size in a residential subdivision.

SWEARING IN THE OF INTERESTED PARTIES WISHING TO SPEAK

Timothy Anderson swore in Bryan Parsell.

QUESTIONS FROM BOARD MEMBERS

Bryan Parsell stated his reasons for asking for a variance. He stated that his property had a drainage issues. There is a low spot in his property. All the water drains into this area. He has fixed his drainage but the low are must be fixed too. He has to move his garage to fix this. In order to move this garage he is asking for a variance.

The ZBOA was presented a letter from David S. Richardson that was dated on Aug. 27th, 2017. Mr. Richardson is a neighbor of Bryan Parsell. His address is 4679 Meadowgrove Drive, Carroll, Ohio 43112. This letter gave Bryan Parsell his support for the variance.

Dave Brown asked Bryan Parsell if the HOA approved. Bryan presented an email from the HOA with their approval dated on Aug. 1st 2017.

Timothy Anderson asked if the HOA required a variance, and Mr. Parsell said no variance from the HOA was needed.

John Schmidt made the motion to approve the variance. John Starner 2nd that motion.

Timothy Anderson, John Schmidt, Dave Brown and John Starner voted yes to approve the variance.

NEW BUSINESS

There was no new business

John Starner motioned to adjourn the meeting. Dave Brown 2nd.

John Starner, Timothy Anderson, Dave Brown and John Schmidt all voted yes to adjourn at 7:20 p.m.