

Board of Zoning Appeals Hearing

Minutes Greenfield Township, Fairfield County, Ohio

Greenfield Township Board of Zoning Appeals
Hearing Minutes 06/02/2025

Chairman called the meeting to order at 7:02 PM

Pledge of Allegiance recited

Roll call: Elizabeth McNeese-here, Amy Brown- here, Leann Racki- here, Dave Bichard- here

Chair Elizabeth McNeese began the meeting with the announcement that this is a public meeting, it will be recorded. Minutes will be published to our website and the recording is available by public records request.

Secretary Leann Racki read the announcement of the public hearing to receive comment on the application:

Owner: Michael and Babs Proctor

Tax Parcel ID#: 0130057410

Property Address: 1210 Rainbow Drive NW, Lancaster, OH 43130

Current Classification: Rural Residential R-1

Items under consideration: Per Greenfield Township Zoning Resolution, dated March 12, 2025 Section 415.03(D) (6) (c) (ii):

(c) Detached accessory structure

(ii) Shall be a minimum distance of ten (10) feet between the new accessory structure and any other structure, whether principal or accessory. Measurements are to be made from roof overhangs.

Variance 30-2025: The applicant is requesting 5 feet between the principal structure and the new accessory structure.

Zoning Inspector Jeff Williamsen was sworn in and gave the background on the issue. He has a unique property in which the gas pipeline runs through his property and the easement splits the property in half. So he can only have an accessory structure near his house for convenience and the only place he can put it is on the right side of the house between the house and property line.

Elizabeth McNeese and Dave Bichard clarify the property line is well within the minimum distance, but the issue is the proximity to the house.

Michael Proctor is sworn in and states his reason for the variance request.

Chair Elizabeth McNeese announced the Board will now hear public comment on this issue. The easement for the gas lines do not allow anything across the easement. So, the only place for his accessory structure is on the right side of the property. He is asking to minimize the distance between the roof lines between buildings to fit the building and still maintain the easement for the property line.

It is met at the back part of the building, but just on the front of the structure for a small section, is the issue where the minimum 10 feet is not maintained.

Dave Bichard asks about the possibility of a breezeway with a roof attachment to the structure. Michael states this is absolutely a possibility, and it would meet the requirements of the zoning resolution. He asks if he needs to re-do the building permit. Jeff notes he does not really have a permit yet. He notes they need to look at the pitch of the roof and other requirements. Michael states the breezeway roof would only be on part of the structure.

Amy clarifies some of the qualifications in the resolution. Michael is 100% in agreement, and is willing to pursue the breezeway. Jeff Williamsen asks if he would like to withdraw his variance request and Michael officially withdraws his variance request.

No further questions from the Board.

Motion was made to adjourn by Dave Bichard. Leann Racki Seconds.

Vote: Dave Bichard- Yes, Elizabeth McNeese-yes, Jeff Williamsen – yes, Leann Racki- yes

Motion made to adjourn the meeting by Elizabeth McNeese at 7:14 PM.