

Board of Zoning Appeals Hearing Minutes

Greenfield Township, Fairfield County, Ohio

Ware Variance Hearing

07/17/2025

Hearing called to order by Elizabeth McNeese at 7:00 PM

Pledge of Allegiance

Roll Call: Leann Racki: present, Elizabeth McNeese: Present, Dave Bichard: present

Not in attendance: Amy Brown and Lee Winters

Also in attendance; Jeff Williamsen, Greenfield Township Zoning Inspector

Elizabeth McNeese noted the purpose of this meeting is to hear the variance request. She requests anyone who wishes to speak to be signed in. She stated this is an official proceeding. The meeting will be recorded and minutes will be published on the website. The recording will be available by official public records request.

Secretary Leann Racki read the purpose of the hearing:

This hearing is to hear the application for a variance on the following property:

Applicant: Russell Ware

Application number: 39-2025

Tax Parcel number 01300234610

Address: 650 Coonpath Road NW, Lancaster OH 43130

Current Zoning district classification: R-1

Development Standard: Greenfield Township Zoning Resolution 03/12/2025. Section 415.03

Breezeways and Accessory Structures on Residential parcels (D) Permanent Accessory AStructure (4)

“shall be located only in the rear or side yard. The setbacks and lot coverage regulations of the Principal Structure shall be maintained”

Variance: Applicant wishes to place the accessory structure in the front yard.

Before we begin it is noted that Leann Racki has a potential conflict. She works with the applicant, Kelli Ware. She is not her direct supervisor and feels she can be impartial so long as the applicants agree to have her hear the variance request. Kelli agrees to allow Leann to hear the request.

Jeff Williamsen and applicants Russell and Kelli Ware are sworn in. Jeff gives the background of the request. In October 2024, the applicants made the request to consider an accessory structure, but the property limits the options for the structure. The house is at a 45 degree angle to the road and changes the configuration of the front/side of the house. He looked at the property and noted there is really no other choice for an accessory structure. They discussed the options and the need to apply for a variance after a several month delay.

Dave Bichard notes his question would have been the reason for choosing this location for the structure and notes the densely wooded side of the lot which would require significant property modification with the trees to consider another option.

No further questions for the Zoning Inspector.

Kelli notes the reason for the request is that the house is on a slab foundation and there is limited storage in the house. The family has 2 small children and she is excited to use the structure for the equipment currently stored in the garage and allow garage storage space. There used to be a structure that was there at one time, but was torn down and it leaves an open space there where they would like to build the structure.

Russell notes that there is a turn-around in the driveway where there used to be a house, per some neighbors and it is the perfect spot to put an accessory structure. The current house is on a slab and does not have an accessible attic and the truck and equipment will be in the new structure.

The building is going to be located right at the turn-around in the driveway. Elizabeth McNeese asks to clarify this is just for personal use and Russell confirms this.

Elizabeth asks about the hardship leading to the need for this variance, suggesting that the trees would need to be removed. Russell notes the significant slope to a creek on one side of the property and the other side would require removal of large trees that shade the house. Dave Bichard asks about the location of the neighbor's houses if the trees were removed and it appears placing this structure in the tree area will cause it to be closer to the neighbors houses, which is undesirable. The requested location hides the structure from the neighbor slightly.

Dave considers the orientation of the house to skew the front/side of the house. Kelli notes the view from the back/side of the house is beautiful and would like to maintain the view.

Dave notes the signatures from neighbors provided on the application. Russell notes the only neighbor he could not contact for signatures and approval is the neighbor across the street. Dave notes the location of this structure is in a sort of "pocket" of trees and it will be difficult to see once in place. Russell confirms the trees will provide a nice location for the structure.

Elizabeth notes for the record the neighbors have provided their signatures to note their approval.

No further questions from the Board. Jeff has no further comments.

Motion to vote is made by Dave Bichard and seconded by Leann Racki.

Vote: Dave Bichard: yes, Elizabeth McNeese: yes, Leann Racki: yes

Motion to approve the variance request is made by Dave Bichard and seconded by Leann Racki.

Vote: Dave Bichard: yes, Elizabeth McNeese: yes, Leann Racki: yes

Elizabeth notes the application has been approved and scheduled the approval for the minutes for 07/24/2025 at 5PM at the Zoning Office

This decision will be final upon approval of our minutes and 30 days later it will be effective. Jeff will issue a variance and then the applicants can apply for the building permit.

Motion to adjourn is made by Dave Bichard and seconded by Leann Racki

Vote: Dave Bichard: yes, Elizabeth McNeese: yes, Leann Racki: yes

Meeting adjourned at 7:11 PM

Minutes approved 07/24/2025