

Board of Zoning Appeals Hearing Minutes

Greenfield Township, Fairfield County, Ohio

Variance Hearing

12/17/2025

Hearing called to order by Elizabeth McNeese at 6:00 PM

Pledge of Allegiance

Roll Call: Lee winters: Here. Dave Bouchard: Here. Elizabeth McNeese: Here. Leann Racki: here. Amy Brown is absent.

Elizabeth McNeese states this is an official proceeding. We are recording it, so the minutes will be published on our website, and the recording is available also via public records request to the township if you need it.

Leann Racki states this is a public hearing to receive comment on the following application:

Applicants: Douglas and Sarah Cutright

Application #: 70-2025

Tax Parcel #: 0130057710

Address: 0 Rainbow Drive, NorthWest, Lancaster, Ohio, 43130

Current Zoning Classification: Rural Residential District (R-1)

Development Standard: 310.06 Development Standards (B) minimum lot width all lots shall have at least 150 feet of frontage on a dedicated improved street or highway. The minimum width of the lot cannot be less than 150 feet at any point. And the variance requested is for 130 feet of road frontage on an existing 15.81 acre parcel in order to build a principal structure.

Zoning Inspector Jeff Williamsen is sworn in to give the background of this application, but has nothing to state beyond the application as read since it is self explanatory.

The Board members have no questions for Jeff. Elizabeth asks for the applicants, Doug and Sarah Cutright, to come forward. They are sworn in to give testimony for the reason for the application.

Doug Cutright states his dad bought the property in the early 80s, and it's been in that configuration, 15.81 acres since then. They have owned it since 2016, and we are willing to sell it, but obviously the new owner wants to build a house on it. It's a large property, relatively speaking. It just doesn't have much road frontage. Hence the request for the variance. They think where they're intending to put the house way in the back of the property.

Dave Bichard asks for clarification on the adjacent property to the North of the lot and Doug Cutright notes the neighbors, the Bighams, have 2 houses on the property, with a variance that was requested years ago to build a house for their mother to live nearby. They share a driveway between the 2 houses and that leaves only 130 feet of possible frontage for the lot in question tonight.

No further questions from the Board, but Elizabeth McNeese wants to make note that the property has been in the family for a long time and the road frontage rules came after the property was split up and purchased by the Cutrights. This is notable because often in the issue of frontage variances, the Board wants to be sure the owners do not plan to parcel off the larger property into several smaller ones and splitting up the frontage further. This is unlikely to be an issue in the future due to the other adjacent properties. She does not feel this would be a risk in the future if the variance is granted since there is no other way to split it up.

Doug Cutright notes this is the reason they are selling the property as a large chunk. There is really no other way to split the lot up and put a bunch of things back in there.

Tom Cooper is sworn in to discuss the issue, as he is the neighbor to the south of this lot. Tom has lived there since 1971 and states his mother split up the property she owned and sold some to the current owners and those on the lot to the north with 2 houses.

Elizabeth asks Tom if he has any concerns with granting the variance request, and he replies that he does not. He states he is just here because he is a neighbor. He does not anticipate any issue in the future with parceling out the lot.

There is a barn on the parcel in question, 30x60, that was built in 1940 and not in good condition. There is a driveway to the barn because the barn was originally on Tom Cooper's property.

Tom Cooper's mother sold the property to Doug Cutright's dad years ago, and if they had known there would be a 150 foot minimum on the frontage, they would have sold it that way. But the rule was not in place until years later.

Dave Bichard makes a motion to approve the variance as written. Lee Winters seconds the variance.
Vote: Lee winters: Yes. Dave Bouchard: Yes. Elizabeth McNeese: Yes. Leann Racki: Yes

Elizabeth McNeese states that the variance is approved.

Dave Bichard makes a motion to adjourn, Leann Racki seconds.
Vote: Lee winters: Yes. Dave Bouchard: Yes. Elizabeth McNeese: Yes. Leann Racki: Yes

Elizabeth McNeese states the meeting is adjourned at 6:10 PM