

Board of Zoning Appeals Hearing Minutes

Greenfield Township, Fairfield County, Ohio

McGee Variance Hearing

12/17/2025

Hearing called to order by Elizabeth McNeese at 6:30 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 that this is an official proceeding, the meeting is being recorded and minutes will be available on the Township website. The recording is available via public records request.

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

Applicant: Mark McGee

Application #: 71-2025

Tax Parcel: 0130052620

Address: 2383 Carroll Southern Road Northwest, Carroll, Ohio 43112

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

Development Standard: Section 415.03(6) (b) (iii) Connected Accessory structures shall not exceed a maximum height of seventeen (17) feet, or seventy-five (75) percent of the height of the home, whichever is greater.

Variance: Connected accessory structure (18.4 inches) cannot exceed 75% of the principal structure (0.75x 16' = 12') Requesting a variance of 6 feet, 4 inches.

Jeff Williamsen is sworn in and notes a correction on the variance. The variance above requests a 6', 4" variance to accommodate the 75% of the principal structure. But the 17 foot limit is greater than the 75% of the principal structure and thus, 1 foot 4 inches is the actual variance requested.

Elizabeth McNeese clarifies that the intention of this structure is to house an RV.

Applicant Mark McGee is sworn in and states that they own a travel trailer and now that they are retiring, they plan to travel more. The current garage does not fit the RV inside and this is the minimum height needed to fit the RV in the door. Leaving the RV outside of the house makes it obvious when they are home and when they are gone and places the property at risk.

Elizabeth asks the size of the lot and Mark indicates the lot is 0.82 acres. She asks if this is an issue with the standards on the percentage of the lot when adding accessory structures. Mark McGee and Jeff Williamsen indicate there is no issue with this. The lot is odd-shaped so they are limited on their

options. They plan for a breezeway to connect the two structures with a roofline and doors between the two structures.

No further questions from the Board.

Dave Bichard makes a motion to approve the variance, restating the correction in the height of the structure to allow a variance of 1' 4" to make the height 18', 4". Leann Racki seconds.

Vote: Lee winters: Yes. Dave Bouchard: Yes. Elizabeth McNeese: Yes. Leann Racki: Yes

Elizabeth Mcneese reports that the variance has been approved.

Dave Bichard makes a motion to adjourn. Leann Racki seconds.

Vote: Lee winters: Yes. Dave Bouchard: Yes. Elizabeth McNeese: Yes. Leann Racki: Yes

Meeting is adjourned at 6:38 PM