

**Greenfield Township Board of Zoning Appeals Meeting  
October 18, 2023 @ 6:30PM, Township Fire Department**

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Amber Kemp Variance

Chairman Dave Bichard called the meeting to order at 6:30 PM

Roll Call Present:

Josh Arter – Y

Elizabeth McNeese – Y

Jeff Williamsen – Y

Dave Bichard = Y

Also in attendance was Greenfield Twp Zoning Inspector Tom Erlenwien and Amber Kemp.

Vice-Chairman Josh Arter gave the opening statement:

The application is for a zoning variance for setback requirements of a home addition for an attached garage.

Owner: Amber & Dustin Kemp

Property Address: 5671 Havensport Rd. Carroll, Ohio 43112

Parcel ID 0130076700

Current Classification: R-1 (Rural Residential District)

1. Current Language: Section 310.06-Development Standards under item C. Minimum Front yard is 50 feet. Variance request is for 34 feet.
2. Current Language: Section 310.06-Development Standards under item D. Minimum side yard is 20 feet. Variance request is for 8 feet.
3. Current Language: Section 310.06-Development Standards under item E. Minimum rear yard is 50 feet. Variance request is for 8 feet.

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Amber Kemp was sworn in by Chairman Bichard.

Zoning Inspector Erlenwien said that the Kemps had no choice but to ask for the variance since it is the only place that they can put the garage. Properties in the old Havensport area are very small. Zoning Inspector Erlenwien does not have a problem granting the variance.

Amber Kemp said that the variance is for a garage and that their lot is so small that they are unable to meet the current code requirements. She owns the two other lot to the west, Parcel ID 0130076600 and 0130075300. There is an abandoned alley to the south. The garage will be attached to the house on the south-west corner.

Ms. Kemp said that she is unable to combine the parcels because someone is living in the house behind them.

Ms Kemp said that the 8 ft variance on the side of the house (south) involves an old, abandoned alley, 16 ft wide, who's ownership not even the county is able to determine.

Ms McNeese asked if the garage will be attached to the house. Ms Kemp said yes, to the back corner of the house.

Mr Arter asked if the door in the garage drawing allowed access into the house. Ms Kemp said no, the access is to the back yard. Ms Kemp clarified that because of an electrical panel and kitchen cabinets they were unable to provide access directly from the house to the garage.

Ms Kemp covered some of the old history of the Havensport area and their quarter-acre lots.

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There was discussion over what would happen if a fire destroyed any of the houses in that area. Zoning Inspector Erlenwien informed everyone that only the current structure is 'Grandfathered and that is the new structure had to be built if would have to abide by the current Greenfield Twp Zoning Code.

Chairman Bichard asked if there were anymore questions. There being none, Vice Chair Arter made a motion to approve the variance as written. 2<sup>nd</sup> - Ms McNeese second.

Roll Call:

Williamsen – Yes

McNeese – Yes

Arter – Yes

Bichard – Yes

Mr Arter made a motion to adjourn. 2<sup>nd</sup> – Mr Williamsen

Roll Call:

McNeese – Yes

Williamsen – Yes

Arter – Yes

Bichard – Yes

Meeting adjourned at 6:39 PM

Minutes Submitted by: Jeff Williamsen