

# Board of Zoning Appeals Meeting Minutes

Greenfield Township, Fairfield County, Ohio

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## Detwiler Variance, December 6, 2023.

Chairman Dave Bichard called the meeting to order at 6:04 PM

Roll Call Present: Jeff Williamsen – Y, Josh Arter – Y, Elizabeth McNeese – Y, Dave Bichard - Y

Also in attendance were: Tom Erlenwein (Zoning Inspector), Jerry Detwiler and Vicki Detwiler.

Josh Arter read the Legal Notice:

The Greenfield Township, Fairfield County, Ohio, Zoning Board of Appeals gives notice that a Public Hearing will be held on December 6, at 6:00 p.m., at the Greenfield Twp. Fire Department, 3245 Havensport Rd, Carroll, Ohio 43112, on application for a variance for the following property.

Owner: Jerry & Vicki Detwiler

Property Address: 5784 Election House Rd Carroll, Ohio 43112

Tax Parcel ID#: 0130004000 Current Classification: R1

1. Change in the required development standards under Section 310-06 Minimum Lot Width. Variance request is for a reduced width requirement for the frontage. Total frontage of the existing parcel is 257.84 feet. The existing parcel is a total of 13.24 acres. Under Section 310-06 item B., minimum road frontage is 150 feet. They would like to split off a parcel for a grandson to build on 1.803 acres, and 150.1 feet of frontage. The remaining parcel would be left with approximately 107 feet of frontage.

Zoning Inspector Tom Erlenwein gave background: Drawings and property survey give a good indication of what they are trying to do. The new parcel would have the required width leaving the existing parcel with 107 feet of road frontage.

Dave Bichard asked clarifying questions.

Witnesses sworn in by Dave Bichard: Jerry Detwiler and Vicki Detwiler.

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Elizabeth McNeese asked how long the Detwiler's owned the property. Vicki Detwiler replied about 100 years and that she and Jerry Detwiler owned it since 1982.

Jerry Detwiler explained the property splits that happened in the past and that they have run out of property to split and that this will be the last one.

Tom Erlenwein suggested that the Detwiler's make sure the County Health Department is involved prior to requesting the lot split.

Josh Arter asked what kind of hardship would be created if the variance was not approved. Vicki Detwiler said her grandson would not have a lot to build on and wants to have her family close.

Jeff Williamsen made a motion to approve the variance as one lot with 150 feet of frontage and another with 107 feet of frontage. Second – Elizabeth McNeese

Roll call to approve: Elizabeth McNeese – Y, Josh Arter – Y, Jeff Williamsen – Y, Dave Bichard - Y

Tom Erlenwein explained this hearing does not give the Detwiler's the okay to move ahead and that he would issue a variance permit after the minutes from this meeting are approved.

Josh Arter said that these minutes will be voted on next Tuesday, December 12<sup>th</sup>, 2023.

Jeff Williamsen made a motion to adjourn. Second Josh Arter.

Roll call to Adjourn: Elizabeth McNeese – Y, Josh Arter – Y, Jeff Williamsen – Y, Dave Bichard - Y

Dave Bichard - Meeting adjourned at 6:23 PM

Minutes submitted by: Jeff Williamsen

Minutes approved 12/12/2023.