

## **Greenfield Township Board of Zoning Appeals Hearing**

**May 26, 2021 at the Administrative Office**

Chairman Dave Brown of the Greenfield Township Board of Zoning Appeals called the hearing to order. The following board members were present: Tim Anderson, David Bichard and Larry Joos.

Also, Kevin Yeamans, Steve Eversole, and Joshua Arter were in attendance. Dawn Wyne attended as scribe.

Steve Eversole, Joshua Arter, Mike Arter and Alva Reed were sworn in by Chairman Dave Brown.

Chairman Dave Brown stated that they have before them a variance that was submitted by Joshua M. Arter of 2835 Coonpath Road NW; Carroll, Ohio. Tax parcel id is 0130095000, currently classified as R1.

The proposed change for the variance is section 415.03 accessory structures limited to 2% of the lot area which would only allow a building of 906.05 square feet. Proposal to build a 40x80 pole building.

Larry Joos asked how big is the lot to begin with? He was advised 1.04 minus the right of way. Steve stated that realistically it is a bigger lot since the right of right of way is 40 feet. Steve advised that Josh would like to build a 40x80 building on his property, which he will refer to as the Paul Lamb property that has been around forever.

A map was distributed. Steve advised that Josh would like to build the building behind and at the right of the house with 15 feet off his property line. Josh has a 32-foot gooseneck trailer that he would like to store inside the building. This building will not be used for commercial business at all.

Steve said that the lot is small and the building will not be out of character with other buildings in the area as they are larger; therefore, this would not be setting a precedent.

Tim Anderson said there was a larger barn to the left of that at one time and Steve advised that in 1963 a tornado took it down.

The neighbor that is close by the property is Alva Reed. Mr. Reed stated that the building is not going to affect him whatsoever and he has no issue with the building.

The height of the building is going to be 12 feet and the color of the building will match the house.

Larry Joos asked if the health department was ok. Steve stated that did not give an ok but there is a primary and secondary field by it; therefore, they wouldn't have any trouble with it. Josh and Steve also advised that there is not going to be any bathroom or plumbing in the building.

Tim Anderson made a motion to approve the variance with Dave Bichard seconding  
Roll Call: Anderson – yes; Brown – yes; Bichard – yes; Joos – yes  
Motion Passed 4-0

Tim Anderson made a motion to adjourn; Dave Bichard seconding.  
Roll Call: Anderson – yes; Brown – yes; Bichard – yes; Joos – yes

Meeting Adjourned at 6:50 p.m.

Minutes submitted by Dawn Wyne