

Greenfield Township Board of Zoning Appeals Hearing

June 30, 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 and David Bichard.

Robert Pullon was sworn in.

Chairman Dave Brown stated that they have before them a variance that was submitted by Robert Pullon of 2081 Coonpath Road NW; Lancaster, Ohio. Tax parcel is currently classified as R1.

The proposed change for the variance is requesting a setbacks located on the rear property line and the west property line between 2125 Coonpath Road and 2081 Coonpath Road be changed from 10 and 15 feet to 3 feet for a detached pole building to be built, due to the layout of the property being unfit for pole building to be built anywhere else on the property.

Robert Pullon advised that the current property is 2.741, approximate. He advised 1 acre of the eastern portion of the property is located in the areas that receives, approximately .3 acres of the septic tank and drainage area and approximately .6 acres is not accessible from Coonpath Road. The Fairfield County Engineer has deemed it unsafe for driveway access due to hillside. The eastern portion of the property is unfit for building and only access would be to build a driveway over around the rear of the property and backside of the pool area and over the septic lines and drainage fields. The only remaining flat area that could be buildable is the south-west corner at the end of the current driveway, allowing setbacks to change would allow for the building to not partially be built over a sloping area and increase distance between pool area. In addition to safety and health concerns, this also allows for a building to be built to house his RV, boat, trailer, Polaris Ranger and vehicles inside making the visible appearance of the property better especially being in a high visibility area and deter theft of one of these items.

Dave Brown asked if he had a copy from the County Engineer advising that it was unsafe. Robert Pullon advised no, just spoke to the gentleman when he came out.

Dave Bichard asked what size the building was going to be. Robert Pullon advised that they haven't decided 100% but was thinking 48X50 maybe to house is RV, trailer, etc.

Tim Anderson inquired about the driveway being moved and Robert Pullon advised they are in the process of moving the driving as he was already granted a variance previously to do that.

Robert Pullon advised he wanted to build the building in the back corner. Advised it is still under 2%.

Interim Zoning Inspector Anne Darling Cyphert stated for the pole building she would have to actually see the application and site plan where the structure is going. She advised he has the road frontage and it appears the set back is 50 feet but his rear depth from 15 feet for accessory structure is not met but that is why he is here for the variance. She also advised he will have to note on his site plan where he actually plans to put the building.

Dave Brown asked Robert Pullon if he had a site plan and was advised no. He advised he was instructed to get a variance on the property lines and then a site plan could be done based upon the variance.

Anne Darling Cyphert stated depending on if the variance is granted she would look at the site plan and compare it with what the book says.

Dave Brown stated then we could do conditional based. Anne stated she would review the site plan and application and make sure it is inline with the variance.

Dave Brown asked how far off the property line the building was going to be. He was advised by Robert Pullon that he was going to come back 5 feet but he was worried about the overhang that would place it about 3 feet from the property line. That is why he requested the 3 feet off the property line.

Dave Brown asked how tall the building was going to be and he was advised 14-1/2 feet tall since he would need a 14 feet door to get the vehicles inside.

Anne Darling Cyphert advised that the site plan would need to show all the buildings on the property plus the new building.

Dave Bichard asked if there was going to be a bathroom in the building and he was advised no septic would be put in only plumbing for water to wash vehicles.

Dave Brown asked if Robert Pullon had talked with his neighbors. Robert Pullon advised he talked with his new neighbor about this and his new neighbor stated if his variance is granted then he was going to try to get one for his garage 5 feet off his property. He also stated that Chris Connor is the neighbor behind him on Rainbow and he is ok.

Robert Pullon was questioned on what he was actually wanting regarding the property line and he advised 3 feet from the back property line and 3 feet from the side property line. He advised that currently the setbacks are 10 feet and 15 feet.

Dave Brown stated that fire vehicles would not be able to get down between buildings.

Tim Anderson questioned if they are setting themselves up for future problems down the road with fire concerns, especially if the other neighbor wants to do the same thing. It was stated at this time, we are only dealing with the current variance.

Robert Pullon was asked if the building could be smaller and he advised if that is what he has to do but that would be defeating some of the purposes of building this building. He advised when he purchased the property he didn't have plans to build a pole barn.

Dave Brown stated that because of the lay of the land and where septic is there is not many options on where to put the building but in the rear of the property. The rear of the property is better than up front.

Tim Anderson made a motion to grant 5 feet from the structure which would include the overhang of the property line; with Dave Bichard seconding the 5 feet. Dave Brown stated that the motion is contingent upon the building exactly 5 feet from the property line and that includes the overhang.

Roll Call: Anderson – yes; Brown – yes; Bichard – yes;

Motion Passed 3-0

Anne Darling Cyphert advised Robert Pullon to get a copy of the minutes from the secretary of the board to attach it to the permit along with the site plan that is showing every building on the property. Anne advised before construction could be done a permit must be approved. Construction means concrete building poured, insert footers, etc.

Robert Pullon asked how long he would have once the permit was approved. Dave Brown stated he doesn't believe there is a timeline.

Tim Anderson made a motion to adjourn; Dave Bichard seconding.

Roll Call: Anderson – yes; Brown – yes; Bichard – yes

Motion Passed 3-0

Meeting Adjourned at 7:12 p.m.

Minutes submitted by Dawn Wyne