



WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS MINUTES
July 27, 2015

The Washington Township Board of Zoning Appeals met in regular session on July 27, 2015 in the Meeting Room of Washington Township Government Center. Members of the Board present were Mr. Roberts, Mr. Klepacz and Mr. Schmidt. Mrs. Mulligan and Mr. Schwartz are excused. Call to order at 7:00 p.m.

Pledge of Allegiance

Mr. Schmidt explained the hearing procedure.

Mr. Schmidt administered the oath to all persons testifying.

Case A-1707 Cynthia K. Hopf request a variance to reduce rear yard setback for a four season room addition located at 9757 Southern Belle Court

Zoning Manager, Ryan Lee, presented the case.

The applicant requests a six (6) foot rear yard setback variance for a three-season room addition. The applicant is requesting to encroach into the required rear yard area of the property as established within the Planned Development district approval.

The applicant is requesting a variance for reduced rear yard setback for an enclosed three-season room addition into the required rear yard of the above-referenced property. A previous variance was approved for the encroachment of an open-sided covered porch as part of case number A-1669. In that particular case, the applicant was granted approval to extend a roofline over an existing concrete pad that extended twelve (12) feet into the required rear yard. Therefore, the applicant was permitted an additional encroachment of six (6) feet from that obligated by the zoning resolution.

The existing covered patio exceeds the requirements associated with the Planned Development approval; whereas, the material usage and fit/finish of the addition blends well with the surrounding development and intent of the initial zoning approval. The parcel of land directly behind the duplex unit houses a detention pond, which is located on common land for the development. The width of this parcel is approximately 270 feet to the Paragon Road right-of-way from the rear parcel line of the applicant's property. It is staff's opinion that the applicant's request is not substantial given there is no abutting residence to the rear of the property and the degree of separation to the Paragon right-of-way.

It is staff's opinion that the placement of the proposed addition would not be detrimental to the surrounding property owners nor counter to the intent of the setback approvals of the Planned Development district.

Staff recommends approval of the requested variance, subject to the information submitted with Case no. A-1707.

Mr. Schmidt asked about the adjoining homes and if all neighbors were notified of the request. Mr. Lee advised that all property owners within 500 feet was notified.

Mr. Roberts asked about the materials for the construction of the four season room.

Cynthia Hopf, 9757 Southern Belle Court, Washington Township, Ohio she has been sworn in. She advised that the surrounding structure will have matching brick of the existing home structures including windows. She has contracted with the same contractor that constructed the three season room two years ago.

Mr. Schmidt asked about heating and cooling for the structure and if there will be any equipment visible to the neighbors. Ms. Hopf advised that neighbors on either side cannot see the sides of her porch.

No citizens voicing concerns, questions or comments.

Public hearing closed.

Board deliberation.

MOTION- Mr. Roberts moved to approve Case A-1707 Cynthia K. Hopf request a variance to reduce rear yard setback for a four season room addition located at 9757 Southern Belle Court. Motion was seconded by Mr. Schmidt.

VOTE- Mr. Schmidt, yes; Mr. Klepacz, yes; Mr. Roberts, yes

Additional Business:

None

Meeting adjourned.

Next Regular Meeting Date – August 24, 2015

Matthew Schmidt, Co-Chairman