

OHIO TOWNSHIP
BOARD OF ZONING APPEALS

The Board of Zoning Appeals met on January 7, 2025 at 6:00 p.m. with the following members present: Marty Waldeck, Frank Renn, Bill Honaker, Brad Haskins and Chris Henderson. Also present were Les Smith, Zoning Inspector, Emily Supinger, Law Director, and the Applicants, John and Jill Benjamin (2085 Beech Cove) and Lance Wolfe (1261 Frank Willis Memorial Road).

Mr. Waldeck called the meeting to order at 6:05 p.m. Mr. Renn moved to approve the minutes from the September 25, 2023 meeting. Mr. Haskins seconded the motion. All voted aye.

All witnesses were sworn in by Ms. Supinger.

The first matter on the agenda is a variance application for 2085 Beech Cove for the placement of a storage shed within the front yard setback. Mr. Smith gave an overview of the variance request. The Benjamins' property is located in the Conservation District which has a minimum 75 foot front yard setback. Mr. Smith indicated that he had previously advised Mr. and Mrs. Benjamin that they were in violation of the zoning code due to the location of the storage shed within the front yard setback area of the property.

Mr. Benjamin stated that he consulted with the Home Owners Association (HOA) regarding the location of the shed. The HOA approved the location where it is currently located within the front yard setback. The yard is very steep and the shed is located in a wooded area. The shed is Amish-made. He has put a lot of money into the house since he moved in six months ago. There will be additional trees installed to further hide the shed.

Mr. Honaker indicated that he looked at the property and he agrees that the current location of the shed is the only location on the property to place the shed. Mr. Benjamin indicated that he thought he was doing the right thing in getting the HOA's permission. He did not realize that he needed approval from the Township also.

Steve Hack, 2110 Beech Cove, stated that the neighbors did not want to see the shed from the road. It's part of the HOA by-laws. The HOA gave its approval for the current location since it is back in the woods. He wants to know whether the variance request is to move the shed. The applicant clarified that the shed will stay in the same location, if the variance is granted.

Wayne Hartman, president of the HOA, stated that it was a 6-1 vote to allow the shed to be located where it is currently is. The HOA is fine with the current location.

Mr. Renn made a motion to approve the variance, Mr. Honaker seconded the motion. All voted yes. The variance to place the storage shed within the front yard setback is granted.

The second matter on the agenda is a variance request for 1261 Frank Willis Memorial Road submitted by Lance Wolfe. The property is two-acres and is zoned Conservation District. There is a ravine/drainage ditch on the property, which makes it difficult to construct a home on the property. They are requesting a variance to place the home within the 75-foot front yard setback.

Mr. Wolfe addressed the Board. In order to construct the house where they would like, they need to place it within the front yard setback. The previous owners already had the septic approved. They would like to keep that the same. They are trying to set the house back as far as they can, but even in doing so, the corner of the garage will only be 45 feet from the front lot line, the rest of the house is set back further. There are existing trees and vegetation that will screen the house from the road. In order to build in compliance with the current zoning for the conservation district, they would probably need a bridge, a longer driveway, and run utilities under the ravine. This would cost probably an additional \$100,000, which would be a hardship. They would like a variance to put the house on the front part of the property within the front yard setback.

Mr. Renn asked if the ditch could be excavated and moved? Mr. Wolfe was not sure, but he thought it would be expensive. Mr. Honaker asked about the septic and if there was a location for a second system if necessary.

Mr. Wolfe indicated that he was unaware of the 75-foot setback when they purchased the property.

Mr. Hack stated that his property has frontage on Frank Willis. He has lived there for 33 years. The property has been for sale for a very long time. He agreed that there is a serious ravine, there is a lot of water running through the property when it rains.

Mr. Hartman indicated that he did not feel the HOA would have any issues with the variance. Mr. Renn commented that letters were sent to all the neighbors and no one attended the meeting to object.

Mr. Haskins made a motion to approve the variance. Second by Mr. Renn. All voted aye. The variance was granted.

Motion to adjourn by Mr. Waldeck made a motion to adjourn. Second by Mr. Renn. All voted aye. The meeting adjourned at 6:46 p.m.

Approved by the Board of Zoning Appeals on the 20 day of Jan, 2025:



Chairperson, Board of Zoning Appeals