

Pierce Township Board of Zoning Appeals
Meeting Minutes
Case # C-1 2015 & C-2 2015
April 22, 2015 6:30 p.m.

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:30 p.m., on Wednesday April 22, 2015, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Mr. Gregg Gentile called the meeting to order. Board members answering roll call: Mr. Gregg Gentile, Mr. Ray Lembke, and Mr. Robert Sander. Township personnel who were also present: Mr. Tim Hershner, Assistant Township Administrator, and Ms. Laura Bassett, Administrative Assistant.

The meeting began with the Pledge of Allegiance.

OATH TAKEN BY ATTENDEES

Mr. Gentile administered the oath to attendee.

APPROVAL OF THE MINUTES

Approval of Minutes – December 3, 2014

Mr. Sander made a motion, seconded by Mr. Lembke to approve the minutes of the December 3, 2014 as presented. Roll call on motion: All aye

CASE C-1 2015

Mr. Hershner explains case C1-2015 to the Board of Zoning Appeals and residents and goes over the presentation regarding the variance at 522 Shade Road for Tollie Chavis.

Questions from the board:

Mr. Sander asked how big the structure is at 522 Shade Road. Mr. Busch stated the structure is 850 square feet for the garage and 300 square feet for the deck.

Mr. Gentile asked about the setback. Mr. Busch stated they are 15 feet from the side yard.

Mr. Lembke asked is the structure going to be on the side and asked the owner if they have talked with the Lack Family. Tollie Chavis stated no she has not spoken with the Lack Family.

Mr. Sander asked if notice was sent out to the property owners and Mr. Hershner stated notice was sent out on March 17th the legal notice went out to the property and adjacent owners.

Mr. Lembke asked is it possible to place the garage in the rear yard. Mr. Busch stated it would not be feasible to place the garage in the rear yard.

Mr. Lembke stated it would be a hardship and Mr. Sander agrees with Mr. Lembke.

CASE C-2 2015

Mr. Hershner explains case C2- 2015 to the Board of Zoning Appeals and the residents and goes over the presentation regarding the variance at 524 Iris Lane for Lisa Miller. Mr. Hershner explains where the house is placed on the parcel and how the other houses are not in the same area.

Mr. Hershner goes over the front, side, and rear yard of the property. The structure will be 5 to 7 feet away from the house.

Questions from the board:

Mr. Sander asked how far the structure is going to be from the property to the left. Lisa Miller explained why they are placing the structure next to the home and that the structure will be 39 square feet from the property line.

Mr. Sander asked the size of the structure and Lisa Miller stated 21 square feet wide and it will be 30 feet between the property lines.

Mr. Amann's is an adjacent property owner and he is okay with where the structure will be placed on Lisa Miller property. Mr. Lembke asked Mr. Amann, Are you the closest to Lisa Miller property? And are you okay with where the structure will be placed and Mr. Amann stated yes, he is okay with where the structure will be placed.

Mr. Sander asked Mr. Amann to show them where on the PowerPoint where his property is next to Lisa Miller property. Mr. Amann showed the board where his property was on the PowerPoint. His property is to the left of Lisa Miller property.

Mr. Hershner stated if they attach the garage they would not even be here asking for a variance. Mr. Gentile asked Lisa Miller why she was not attaching the garage to the home. Lisa Miller stated the cost and the structure would not make the home since it will not be brick.

MOTION FOR CASE C-1 2015

A motion was made by Mr. Lembke, seconded by Mr. Sander to grant permission for the detached garage at 522 Shade Road. Roll call on motion: All aye

MOTION FOR CASE C-2 2015

A motion was made by Mr. Sander, seconded by Mr. Lembke to grant permission for the detached garage at 524 Iris Lane. Roll call on motion: All aye

DISSCUSSION

The board had a discussion about approving the meeting minutes and Mr. Hershner asked if the board would like to have a meeting a month later to approve the minutes.

Mr. Hershner stated the minutes will be sent out 30 days from the meeting date and will keep the comments of the approval for the next meeting. Mr. Lembke stated if the minutes get approved that the minutes were sent out 30 days from the meeting for review of the minutes.

The board has asked to add a note which will be placed on each meeting minutes as follows: note minutes emailed out (date of email of minutes) for comments.

ADJOURNMENT

At 7:07 p.m. Mr. Lembke made a motion, seconded by Mr. Sander that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on:

Mr. Gentile
Pierce Township Board of Zoning Appeals

Date

Mr. Hershner, Township Administrator

Date