

PARKMAN TOWNSHIP BOARD OF ZONING APPEALS
May 11, 2021

Members present: Rich Hill, Dennis Coz, Timothy Musson, Joe Keough, and Jan Helt,
Secretary

Meeting called to order by acting Chairperson Rich Hill at 7:15pm.

Mr. Hill asked for a motion to waive the reading of the minutes until after the appeal.
Mr. Musson motioned seconded by Mr. Coz.

There is one appeal to be addressed by the Board at this meeting:

- 2021-15490

Ms. Hill administered Oath of Truthfulness to Mr. Gingerich and Mr. Spelich.

Mr. Hill explained the agenda of the meeting to all in attendance.

Appeal 2021-15490 was called.

This application submitted by Chester Gingerich appellant, 15490 Agler Road Parkman Township, is requesting a an Area/ Use Variance from the Parkman Township Zoning Resolution for property located at, 15490 Agler Road Parkman Township, Ohio which shall be in accordance with all of the applicable regulations for the District and the following regulations: ARTICLE 1V Section 402.6 (B)

Applicant Explanation for requesting variance to Parkman Township Zoning Resolution:

Mr. Gingerich explained he had an existing building he wanted to add an addition and keep the distance the same from the property line. I didn't know what I needed so I went to Mr. Spelich. The existing building is 10 to 12 feet from the property line and should be 25 feet.

Mr. Spelich said that David Miller Mr. Gingerich's contractor got in touch with me and stated he did not want to tear the old building down; he wanted to add an addition to the existing building which is 10 feet from the lot line. He stated that the variance requested is for minimum side yard is 10 feet and should be 25 feet. The existing building is 10 feet from the side yard.

Mr. Hill stated it still was not clear what MR. Gingerich needed.

Mr. Gingerich showed everyone on the map exactly where everything was located.

Mr. Hill asked if Mr. Gingerich had anything else he wanted to add. Mr. Hill closed that portion of the meeting.

Opened floor to the Board Opened floor to the Board

Mr. Coz asked Mr. Gingerich if he was going straight back with the building?

Mr. Gingerich stated that was his intention to go straight back. Mr. Coz stated he has been there so he knows where the shop is located.

Mr. Hill asked what the certain section on the map was and Mr. Gingerich said that is a cement pad in front of his new barn.

Mr. Gingerich said it would be a total of 1500 square feet.

Mr. Coz how close to the line the existing building is to the property line. ?

Mr. Gingerich stated it is 10 to 12 feet off of the line. He wants to make the addition the same. Mr. Gingerich said the building next to it is a new barn with a cement pad.

Mr. Hill asked Mr. Gingerich why he can't line it up with the front of the building, shift the building up further.

Mr. Gingerich stated there is a lean-to there and there is not a lot of room with the barn and the driveway and the cement pad. There would not be too much of a turn-around either.

Mr. Hill stated instead of going out of zoning why Mr. Gingerich can't move the building forward more so you would be more in compliance with zoning. Mr. Gingerich showed Mr. Hill on a different map exactly what the issue is.

Mr. Hill what is in the back of you, how close is your neighbor. He said his closest neighbor is brother-in law.

Mr. Hill closed that portion of the meeting and asked for a motion to grant the variance Mr. Keough motioned and Mr. Musson seconded.

Mr. Hill led the Board in considering the following issues:

- 1) Is there a reasonable return or beneficial use without the Variance?
Yes there is a reasonable return without the variance.
- 2) Is the variance substantial? **Yes it is substantial...should be 25 feet from side lot and it is only 10.**
- 3) Would adjoining properties suffer or be altered? **No they would not suffer.**
- 4) Is variance averse to providing government services? **No it is not.**

- 5) Was purchase of property with knowledge of the restrictions? **Yes, it was always non-compliant...**
- 6) Can predicament be obviated by means other than by variance? **No, there would not be comfortable solution,**
- 7) Would the spirit and intent of the zoning be upheld? **Yes it definitely would be upheld by giving him the variance.**

Mr. Hill asked for any other questions or comments from the Board members, closed that portion of the meeting and asked for a roll call on the motion to grant the variance.

ROLL CALL:

Rich Hill - **YES**
 Dennis Coz- **obstain**
 Tim Musson **YES**
 Joe Keough **YES**

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Mr. Hill advised applicant Mr. Gingerich that the variance has been granted. You will receive a letter in the mail within 10 day with a copy of the decision form. You should wait 30 days before proceeding because an appeal may be filed.

Appeal #2021-15490

The members completed the Decision Form and Fact Finding Sheet.
 Roll call to accept the Fact Finding Sheet.

Rich Hill - **YES**
 Dennis Coz- **YES**
 Timothy Musson- **YES**
 Joe Keough **YES**

Mr. Hill asked if everyone to look the minutes from April 13, 2021

Mr. Hill asked for a motion to approve minutes. Mr. Coz moved to approve minutes with corrections and Mr. Musson seconded.

Mr. Spelich went over what is happening in Parkman Township. Mr. Spelich updated everyone on recent permits issued and variances coming up in the near future. He talked about non-compliant issues in the Township.

Adjournment:

Mr. Hill asked for a motion to adjourn, Mr. Musson motioned Mr. Coz seconded, the motion passed unanimously. The meeting adjourned at 8:15p.m.

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