

PARKMAN TOWNSHIP BOARD OF ZONING APPEALS
Regular Meeting
Tuesday, June 13th, 2023

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

Members not present: Gail Duchscherer and Bryan Mullins

Others Present: Henry Duchscherer

The meeting was called to order by **Joe Keough** at 7 PM.

Mr. Keough explained the format of the meeting and then gave an overview of how the meeting would be run. Everyone was asked to sign in on the sheet provided.

Mr. Keough made a motion to dispense with the reading of the minutes until after the variance.,.

Mr. Keough administered Oath of Truthfulness to all present who wished to speak at this hearing.

There is **an area** variance permit application to be addressed by the Board at this meeting:

- **2023-16127**

Appeal **2023-16167** was recalled.

This application submitted by appellant, Michael Derifield 16127 High Street Parkman Township, is requesting a Variance from the Parkman Township Zoning Resolution for property located at, 16127 High Street 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 (A) 1 and 2 and (B) 1 and 2.

Applicant Explanation for requesting variance to Parkman Township Zoning Resolution.

Mr. Derifield stated 70ft. side and back are the same. He said all property lines are his. He owns the surrounding property. He stated he needed a variance for the south and the west side lot, he did not have the required 75 ft Mr. Derifield stated needs a variance for 35 feet and 15 for the west side lot side. He stated he has 10 feet for the west side lot. That is a total of 50 ft. variance. He stated he takes care of his property all things are done. He stated he owns more property in Parkman on Church Street, everything is up to date. All properties have new wells. He said he wants to build a two-bedroom house with a walk-in basement 1500 to 1700 square feet. He stated that John Spelich told him the way your house faces is up to where you can put a driveway. Mr. Derifield stated he needed an area variance to build a house on his property. He said he needs a variance of the footprint basement is not a living space. He said he understands that a lot of people do not like duplexes, but it would be the same footprint. He would be paying double for sewage.

Mr. Stumbly said he would have to dig a 300 foot well.

Mr. Derifield said the aqua-for in this area is one of the best.

Mrs. Gazley stated that she has been in her home for years and there are drainage issues. What will happen with another home, we already have drainage issues.

Mr. Keough asked **Mr. Derifield** if he lived on the corner lot. He stated if there were 2 families living there where would they park? County tied into all building lots to sewer lines etc. that particular lot is not tied into the sewer lines. We accepted that was not a buildable lot. I wanted to say Mr. Derifield it is great that you take care of all your properties.

Mr. Derifield stated that property was always a buildable lot. He stated that his grandfather donated all the property to ST. Edwards so they could build the church.

He stated that they have put towels in the cemetery, but we have not had any rain, so we don't know if it is working.

Mr. Keough stated we can't give you a variance to build a duplex.

Mr. Keough asked if there was any other information. There were none. **Mr. Keough** closed that portion of the meeting.

Open Floor to Public.

John Sontag said first off he does not like the 10 feet next to his property line. He said he lives on Edwards Street and right now he does not have an issue with water.

Mr. Derifield the sewage Company comes out and sets up the plan for the sewage.

Mr. Shonta stated that his property value would go down. **Mr. Derifield** stated he felt it would improve his property values.

Mr. Shonta said right now he doesn't get any water in his basement he is afraid it might happen. If the variance does affect my property have no problem.

Mr. Derifield stated he will pay for proper drainage. New drainage will help.

Mr. Trombly asked if **Mr. Derifield** was aware that duplexes are not allowed in Parkman Township.

Mr. Derifield stated he needed an area variance to build. He stated he needed a variance for the footprint. The basement doesn't count as living space. We are looking for an area variance.

Mr. Derifield said he understands people don't like a duplex, but it is the same footprint. He stated he will pay double sewage for a duplex.

Mr. Strombly said **Mr. Derifield** would have to dig a 300 foot well . **Mr. Derifield** said Parkman Aqua-for is one of the best.

Mrs. Gazley stated she has been in her home for years and she is concerned about the drainage. She stated that there are many issues now with the drainage.

Mr. Keough asked if **Mr. Derifield** lives on the corner. If there were 2 families where would they park. He stated that the county tied into all building lots with sewer lines on 168. We assumed that wasn't a buildable lot since it wasn't tied in. He stated it is great the **Mr. Derifield** takes care of all his properties.

Mr. Derifield said it was always considered a buildable lot. He said his Grandfather donated all the property to build St. Edwards Church. He stated that towels were put in the cemetery, we haven't had any rain, so we don't know if they work yet. The water will run downhill now.

Mr. Keough asked for any other questions. There were none. **Mr. Keough** closed that portion of the meeting.

Board Members Questions/Comments to Applicant.

Mr. Hill asked **Mr. Derifield** to come up and show everyone on the map exactly what his plan is. Everyone went over and checked out the map and asked questions. **Mr. Derifield** explained everything to the members.

Mrs. Helt spoke up and said John Spelich said the hearing is for an area variance only. The question of a duplex would be a separate variance if he gets the area variance.

Mr. Glasgow asked if the footprint was the same. He said the side lot looks like 10 feet.

Mr. Musson showed where it is actually is 25 feet if the driveway is on Smith street.

Mr. Hill showed if he turned the house to face Smith street he wouldn't need a variance.

The members went over everything and decided there were still many questions:

1. Is this a buildable lot?
2. Is it grandfathered in?

Mr. Keough said there is much more to consider and a lot more to discuss.

The vote was unanimous to table until our next meeting.

Mr. Keough asked for any other questions. There were none. **Mr. Keough** closed that portion of the meeting.

There was a motion to adjourn the meeting by **Mr. Musson** and seconded by Mr. Glasgow. The meeting was adjourned at **8: 15PM**.

Respectfully submitted.

Jan Helt _____
Zoning Secretary

Joe Keough _____
Chairperson