

RECORD OF PROCEEDINGS

Minutes of **MIAMI TOWNSHIP BOARD OF ZONING APPEALS**

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

MARCH 1, 2021

20

The Miami Township Board of Zoning Appeals met in a virtual meeting for regular session on Monday, March 1, 2021 at 7:00 p.m.

Chair Todd Munro called the meeting to order.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Wayne Loudermilk, Todd Munro, Steve Reece, Randy Merrill and Tim Brandstetter. Also present: Board Alternate Greg Horn, Board Secretary Nicole Browder and Township Planner Jeff Uckotter.

Mr. Reece made a motion to approve the minutes of the February 1, 2021 meeting, seconded by Mr. Merrill and the motion carried with all voting "YES".

There were no continued hearings.

Public hearings: Case #980, Michael Roth of Woodstone Properties LLC and owner of the subject property located at 1105 State Route 28, Milford, OH 45150, Parcel ID 182402A151, was called and the notice of public hearing was referenced. Mr. Uckotter stated the applicant requests two variances: 1) to allow a side yard setback of 8.1 feet from the right-side property line, and 2) allow an existing drive aisle to remain in place on parcel 182402A107 (outside the subject property). He presented the staff report and gave a PowerPoint presentation that showed the location of the property, submitted plans, photos of the property and its surroundings.

Applicant Michael Roth was present and sworn in. Mr. Roth added in addition to the staff report presented that the property was purchased in 2013 when his attorney relied on the survey from 2000. It was not known any structures were located on the adjacent parcel (Tire Discounters) until the property was prepared to be sold. He shared an attorney has engaged Tire Discounters to complete an easement in this regard.

Chair Munro called for concerned citizens or adjoining property owners present who wished to speak. No persons were in attendance to speak.

Mr. Uckotter presented the staff recommendation for approval of the right-yard setback variance reducing the setback from 10 feet for 8.1 feet and a variance to acknowledge the siting of the access drive outside the subject property (near the right-side property line).

The open portion of Case #980 was closed, and the Board held discussion.

Mr. Reece made a motion in Case #980 to approve the 1.9 foot variance and acknowledge the siting of the access drive outside the subject property, seconded by Mr. Merrill with all voting "YES".

CASE#980 ~ VARIANCE REQUEST APPROVED.

Case 981, Architect John Grier, applicant for the subject property owned by Scott Watson located at 1307 Tara Ridge, Milford, OH 45150, Parcel ID 182405D232 was called and the notice of public hearing was read. Mr. Uckotter stated the applicant requests to site a 2,600 square foot attached residential garage 27' 0" minimum from the rear (west) property line. This results in a reduction of 8 feet from the rear yard setback (35' to 27'). He presented the staff report and gave a PowerPoint presentation that showed the location of the property, submitted plans, photos of the property and its surroundings.

Applicant John Grier was present and sworn-in. Mr. Grier reviewed the garage material would match the existing home and water run-off would naturally drain to the heavily wooded area and creek adjacent to the property. He highlighted the orientation of the garage was selected for practicality and turnaround space. He stated the garage would allow the applicant, Scott

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Watson, to enclose his recreational vehicle and multiple cars. It was noted that Mr. Watson was also in attendance.

Chair Munro called for concerned citizens or adjoining property owners present who wished to speak. No persons were in attendance to speak.

Mr. Uckotter presented the staff recommendation for approval of the 8 foot variance from the rear property line (35' to 27') to site a 2,600 square foot attached garage.

The open portion of Case #981 was closed, and the Board held discussion.

Mr. Merrill made a motion in Case #981 to approve the 8 foot variance from the rear property line to site a 2,600 square foot attached garage, seconded by Mr. Reece with all voting "YES".

CASE#981 ~ VARIANCE REQUEST APPROVED.

New business: None.

With no further business to come before the Board the meeting was adjourned. The next regularly scheduled meeting will be held on Monday, April 5, 2021 at 7:00 p.m.

Respectfully submitted,



Nicole Browder, Secretary



Todd Munro, Chair

Sound reference

cc: Board of Zoning Appeals Members BZA
File