

RECORD OF PROCEEDINGS

Minutes of

Meeting

UNION TOWNSHIP BOARD OF ZONING APPEALS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

April 5, 20 18

The April 5, 2018 meeting of the Union Township Board of Zoning Appeals was called to order at 7:00 PM with an invitation to join in the Pledge of Allegiance by Chairman Thomas Hanrahan. Vice Chairman Brian Ford, members Randy Wulker, Ben Joehnk and Rick DePuccio were also in attendance. Cory Wm. Wright, Assistant Township Administrator and Planning and Zoning Director, represented the department. Officers for 2018 were duly nominated and elected by unanimous votes. Mr. Ford will serve as Chairman and Mr. Wulker will serve as Vice Chairman. The gavel was handed over to Mr. Ford and the minutes from the December 7, 2017 meeting were unanimously approved. Case#1-18-A was heard. All those giving testimony were duly sworn.

Mr. Wright introduced the application in Case #1-18-A filed by Kimberly & Oma Clinton Greene for their property at 960 Shayler Road. The variance is sought to install a 12 ft x 20 ft. greenhouse/poolhouse structure on the foundation of the original pool house, in order to enjoy year-round activity. They have two other existing structures in excess of 120 sq. ft. that they wish to maintain. The proposed structure would provide a safer environment necessary as a result of health problems. A privacy fence in place would obscure the dimensions of the structures proposed and of the existing. The height and area of the structure falls within the limits for a large lot in the R-District.

Kimberly Grèene was available to speak on behalf of her application, explaining that as her health has left her unable to work, the proposed structure would give her a safe, accessible place to enjoy the out-of-doors.

Mr. Joehnk made the motion to approve the applicant's request for variance in Case #1-18-A, requesting relief to Section 623.1 of the *Union Township Zoning Resolution* as to allow for the construction of a 12 ft. by 20 ft. accessory structure while maintaining two existing accessory structures that are in excess of 120 sq. ft. in area, as submitted, based on the evidence, testimony and findings of fact. Mr. Wulker seconded the motion.

ROLL CALL: Mr. Joehnk, aye; Mr. Wulker, aye; Mr. Ford, aye; Mr. Hanrahan, aye; Mr. DePuccio, aye. The motion carried. The applicant was advised to seek a zoning permit to move the project forward.

With no further business to come before the Board, the meeting was duly adjourned at 7:07 PM.

Approved by:



Brian K. Ford, Chairman