

BOARD OF ZONING APPEALS MEETING

TIPP CITY, MIAMI COUNTY, OHIO

June 17, 2015

Meeting Chairman McFarland called this meeting of the Tipp City Board of Zoning Appeals to order at 7:30 p.m. which was held at the Tipp City Government Center, 260 S. Garber Drive, Tipp City, Ohio.

Roll Call Roll call showed the following Board Members present: Michael McFarland, Carrie Arblaster, Steve Stefanidis, and Isaac Buehler. Others in attendance: City Planner/Zoning Administrator Matthew Spring, and Board Secretary Kimberly Patterson.

Citizens signing the registrar Citizens attending the meeting: Jerry Fisher, Matt Fisher, and Ian Bowman.

Board Minutes 05-20-2015 Chairman McFarland asked for discussion. There being none, Chairman McFarland **moved to approve the May 20, 2015 meeting minutes as written**, seconded by Mr. Buehler. **Motion carried.** Ayes: McFarland, Buehler, Arblaster, and Stefanidis. Nays: None.

Citizens Comments There was none.

Administration of Oath Mrs. Patterson swore in citizens and Mr. Spring.

Chairman's Introduction Chairman McFarland explained the guidelines and procedures for the meeting and public hearings. He advised the applicant that any person or entity claiming to be injured or aggrieved by any final action of the BZA shall have the right to appeal the decision to the court of common pleas as provided in ORC Chapters 2505 and 2506.

New Business Case No. 08-15 Matt Fisher Front Yard Setback Variance Request **Case No. 08-15: Matt Fisher - 140 Hartman Drive Lot: IL 1375** – The applicant requested a variance of 6.45' to the required front yard setback noted in Code § 154.04(H)(1)(d)(iii)
Zoning District: R-1C – Urban Residential Zoning District
Zoning Code Section(s): 154.04(H)(1)(d)(iii)

Mr. Spring stated that in association with the proposed construction of a 8' x 8' covered porch addition, the applicant seeks the following variance for the single-family home located at 140 Hartman Drive:

1. A variance of 6.45' to the required front yard setback noted in Code § 154.04(H)(1)(d)(iii).

Variance

irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

(ii) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(iii) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(iv) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(v) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, electric, refuse pickup, or other vital services;

(vi) Whether special conditions or circumstances exist as a result of actions of the owner;

(vii) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

(viii) Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance; and/or

(ix) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

(c) No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

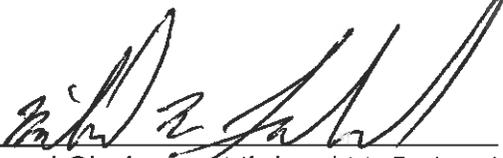
Mr. Spring noted the following:

- If the requested variance was granted, the applicant would also add a smaller 2' x 8' addition at the left front corner of the home which was within the scope of the proposed variance.

Chairman McFarland asked if there were any further questions for Staff. There was none.

Mr. Spring stated Mr. Chris Freitag called and discussed the request. Mr. Freitag stated that he was not opposed to the addition as long as the City approves.

Mr. Matt Fisher, 140 Hartman Drive, Tipp City, approached the dais. Mr. Fisher stated that he was adding a covered porch over an existing concrete porch that was prepared with a footer to allow for this future covered porch. Mr. Jerry Fisher stated that the existing garage was


Board Chairman, Michael McFarland

Attest: 
Mrs. Kimberly Patterson, Board Secretary