

# RECORD OF PROCEEDINGS

Minutes of

## MADISON TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING & REGULAR MEETING

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, June 11, 2020 20  
7:00 p.m.

Chairman B. Dubiel opened the Meeting of the Madison Township Board of Zoning Appeals at 7:00 p.m., with the following people present: Mr. T. Sill, Mr. E. Francis, Ms. L. Diak, and Chairman B. Dubiel. Mr. R. Glover was absent. Mr. F. Walland was present as Zoning Inspector and Mrs. M. Howell.

Mr. Walland requested a motion to approve the minutes from the April 9, 2020 Meeting.

A motion to approve the minutes from the April 9, 2020 Meeting was presented by Mr. Francis, seconded by Ms. Diak.

Roll call: All "Ayes."

Mr. Walland offered the applicant the choice to continue the Public Hearing until next month due to the fact that one Board member was absent this evening. He informed the applicant that they would need three (3) affirmative votes in order for the variance request to be approved. Mr. Doherty stated for the record that he would like to proceed with the Public Hearing this evening.

Chairman Dubiel administered the Oath of Accuracy to any member in attendance who wished to speak during the hearing.

Mr. Walland stated for the record that the Public Hearing this evening is for Variance Request #20-003 for Jim & Cindy Doherty, owners of 6783 Beach Dr., Permanent Parcel #01-B-098-0-00-007-0, and the parcel is zoned R-2, Single Family Residential. Mr. Walland stated for the record that the applicant has an existing detached garage that is in compliance. He stated that the applicant is proposing a garage addition that would connect the garage to the existing house, which would, make it part of the dwelling, and require an increase in the rear & side yard setback requirements.

Mr. Walland stated that the actual variance numbers will be different from what he initially sent the Board because there is a certified survey of the property. He informed those in attendance that the applicant is requesting a five (5) foot variance to the required minimum side yard setback, which is ten (10) feet and a twenty-five (25) foot variance to the minimum depth of rear yard requirement, which is thirty (30) feet in the R-2 Zoning District.

Mr. Walland stated for the record that the neighbor and owner letters were mailed on May 20, 2020 and the Public Hearing was advertised in The News-Herald Legal Section on May 27, 2020. He informed those in attendance that the Zoning Office has had no contact from area residents regarding this hearing.

Mr. Jim Doherty, 6783 Beach Dr., Madison, OH.

Mr. Doherty stated that in the winter time the space between the house and current garage can be treacherous. The garage addition attaching the dwelling to the current garage would eliminate this issue. He also added that he is unable to park his van in the current garage and the garage addition will be high enough to allow for his vehicle to be parked in it.

Mr. Sill asked Mr. Doherty if he had drawings for the tying into the house. Mr. Doherty stated that he has turned them into Mr. Walland. Mr. Walland added that the flat roofs on the location will be reconstructed with trusses.

Ms. Audra Wisniowski, 2760 Haines Rd., Madison, OH.

Ms. Wisniowski stated that she used to live at the Beach Drive residence when it was owned by the previous owner and has been doing the property maintenance for over a decade. She stated that she can attest to the fact that the area between the dwelling and the detached garage is very dangerous in the winter. She added that this garage addition is a great way to alleviate the terrible situation during the winter months.

Mr. Walland asked if the Board had any further questions. The Board did not.

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Mr. Walland asked the Board members to vote on Variance Request #20-003.

Chairman Dubiel: Yes      Ms. Diak: Yes

Mr. Francis: Yes      Mr. Sill: Yes

The Board members voted and unanimously approved Variance #20-003, for a five (5) foot variance to the minimum side yard setback and a twenty-five (25) foot variance to the minimum depth of rear yard.

Mrs. Howell informed the Board that there is nothing on the calendar for July at this time, so there will not be a July Meeting.

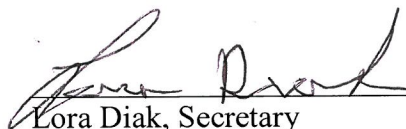
There being no further matters before the Board, a motion was presented by Mr. Sill to adjourn the meeting, seconded by Mr. Francis.

Roll call: All "Ayes."

The meeting was adjourned at 7:16p.m.



Bill Dubiel, Chairman



Lora Diak, Secretary