

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF ZONING APPEALS

Meeting

MEETING

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, August 8, 2019 20
7:00 p.m.

Chairman B. Dubiel opened the Meeting of the Madison Township Board of Zoning Appeals at 7:03 p.m., with the following people present: Mr. T. Sill, Mr. E. Francis, Ms. L. Diak, Mr. R. Glover, and Chairman B. Dubiel. Mr. F. Walland was present as Zoning Inspector and Mrs. M. Howell.

A motion to approve the minutes from the March 14, 2019 Meeting was presented by Mr. Sill, seconded by Mr. Francis.

Roll call: All "Ayes."

Mrs. Howell informed the Board that the text amendments that are effective today are in front of them to update their Zoning Resolution Books. Mr. Walland added that the one change had to do with a Conditional Use for a Planned Unit Development (PUD) being removed from the Business Districts and that the Trustees asked him to create a PUD Zoning District in order to remove the PUD as a Conditional Use.

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 #19-002 for Donald & Tara Ludwick, owners of Permanent Parcel # 01-A-008-0-00-023-0, Dayton Road and the parcel is zoned R-1, Suburban Residential. Mr. Walland informed those in attendance that the applicants plan to build a house on the referenced parcel with an attached garage with a side entrance on the right side of the house, where they have a twenty foot (20') side yard setback and a fifteen foot (15') side yard setback on the left side of the house. He further stated that the applicant would like an additional three feet (3') on the right side to make it easier to back vehicles out of the garage, which would result in a twelve foot (12') side yard setback on the left side.

Mr. Walland stated for the record that the applicants are requesting a three foot (3') variance to the minimum side yard setback, which is fifteen (15') feet in the R-1 Zoning District.

Mr. Walland stated for the record that the Neighbor/Applicant letters were mailed on July 11, 2019 and the Public Hearing was advertised in The News-Herald Legal Section on July 19, 2019, and that there has been no contact from area residents regarding this hearing.

Mr. Walland directed the Board to the fourth page of the application packet which indicates that the house width fills the entire building envelope. Ms. Diak asked if the variance is for the south side of the parcel. Mr. Walland stated that that is correct. Ms. Diak asked if there has been any comments from the neighbors. Mr. Walland stated that he has not received anything from the neighbors.

Mr. Donald Ludwick, 1705 Red Bird Rd., Madison, OH.

Mr. Ludwick stated that this is the first house they are going to build and that they have lived in Madison for the past seven (7) years. He stated that they are asking for the three feet (3') because the house will have a side garage and it would allow for their vehicles to enter and exit the garage on the north side of the property. He also stated that they are trying not to put a hardship on any of the neighbors. Ms. Diak asked if the dotted line on the site map is the perimeter of the house. Mr. Walland stated that the dotted line is the building envelope, and that the side yard setback sum must be a minimum of thirty-five feet (35').

Chairman Dubiel asked if there were any further questions from the Board and if there was anyone else who wished to speak regarding this variance request. No further questions or comments.

Mr. Walland asked the Board members to vote on Variance Request #19-002.

Mr. Glover: Yes

Mr. Sill: Yes

Mr. Francis: Yes

Chairman Dubiel: Yes

Ms. Diak: Yes

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Held Thursday, August 8, 2019 at 7:00 p.m. on 20

The Board members voted and unanimously approved Variance #19-002, for a minimum side yard setback variance of three (3') feet for Mr. & Mrs. Ludwick, Permanent Parcel #01-A-008-0-00-023-0.

Mrs. Howell informed the Ludwicks that a letter will be mailed to them indicating that their variance request was approved and that when the minutes from this meeting are approved and signed, they will receive a copy of the minutes for their records as well.

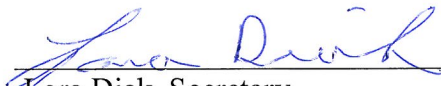
There being no further matters before the Board, a motion was presented by Mr. Francis to adjourn the meeting, seconded by Mr. Sill.

Roll call: All "Ayes."

The meeting was adjourned at 7:27p.m.



Bill Dubiel, Chairman



Lora Diak, Secretary