

Ohio Township
Board of Zoning Appeals

The Board of Zoning Appeals met on January 11, 2023 with the following members present: Marty Waldeck, Frank Renn, Bill Honacker, and Ed Grove. Also present were Les Smith, Zoning Inspector, Emily Supinger, Law Director, the Applicants, Brad and Kelsey Haskins.

Mr. Waldeck called the meeting to order at 6:05 p.m. Mr. Renn made a motion to approve the previous minutes, second by Mr. Grove. All voted aye.

Mr. Renn made the motion to appoint Mr. Grove as secretary. Second by Mr. Honacker. All voted aye.

The only matter on the agenda is a variance application for 4 Sari Lane for the placement of an accessory building in the front yard of the lot. Mr. Les gave an overview of the variance request. A previous variance had been granted for an accessory building in the front yard, but the owner moved to Florida and the building was not built. The new application is for a larger building. The rear yard of the property is partially a ravine. The property is zoned R-1.

All witnesses were sworn in by Ms. Supinger.

Mr. Haskins addressed the Board. They would like to construct a pole building in the front yard. The rear yard has a steep ravine and there is no other place on the property to place the building.

Mr. Renn asked if the building will have plumbing. Mr. Haskins responded that it would not have plumbing.

Mr. Renn asked if Mr. Haskins was building the structure himself. Mr. Haskins stated that he is hiring someone to build it. Mr. Renn stated that he is familiar with the property and there are many nice homes around there. Mr. Renn indicated that he would like to see pictures of the finished building before he approves it. Mr. Haskins stated that the builder has built other buildings like this one. The Haskins have not decided on a color, but it will be a neutral color, probably light gray or dark gray. There will be concrete on the inside. The cost of the building is \$38,000 for the pole barn, and concrete will be an additional \$10,000-\$12,000. The height will be 18 feet to the peak. It will be used for storage and a work bench for personal use. The existing carport will be removed once the building is complete.

Dave Maxey 2, Sari Lane. testified that this house has been a nightmare to him. The last time there was a variance, he objected and the Board shut it down. He wants to know the difference between what happened then and now. He acknowledged that the Haskins have 5 acres and he could put in on the other side, but it would result in the pole barn being in front of another neighbor's house. Mr. Maxey commented that it's a shame where they put this house

on the property. He has planted 50 trees because there are two barns in front of him. This one will make three barns.

Mr. Waldeck and Mr. Renn indicated that the previous request was actually approved, but was not built.

Mr. Maxey asked why do we even have regulations? Mr. Renn stated that we will consider everything. Mr. Renn understands Mr. Maxey's concerns about his property value. Mr. Maxey stated that he has been there for 24 years. This has been ongoing ever since the house was built. It was built so close to the line in a coffin corner. He believes the proposed barn will be an eyesore. He's already been told by his realtor that he's lost over \$100,000 in value of his house.

Mr. Waldeck asked Mr. Haskins to clarify the property conditions.

Mr. Maxey also stated he did not realize how large the building would be.

Ms. Haskins stated that they want to make the property look better. The carport is an eyesore. They have no plans to move. They used to live in Anderson Township and they are so happy with their new home. They want to make investments in their property. If their property is worth more, other properties will also be worth more also.

Mr. Haskins stated that they have plans to add onto their house. We are going to make it look nicer. The houses around them are very nice. Mr. Renn agreed that the houses there are very nice, estate-like houses. He also stated that you're not going to find a pole barn in front of any of those houses.

Mr. Maxey asked if the barn could be smaller. He has a \$500,000 house that he has worked for.

Kathy Ireton stated that she is familiar with the lay of the land. Where that house got built makes it a problem to build anything else on the lot. The neighbors that are back there work very hard. Hopefully what is planned will fit in. She suggested that the Haskins think about another type of outside look and talk with Mr. Maxey. She agrees that on 5 acres the Haskins should be able to build it. Maybe if they sat down and talked about how it will look, maybe they could reach an agreement. There are many more houses back here now. She is not upset about the barn, but she would like to see him work it out with his neighbor.

Mr. Renn stated that with a building, they will have a place to put things, mowers, etc. Mr. Haskins stated that currently they have stuff stored on the property, and he has two vehicles being stored at his father's house until the barn can be built.

Mr. Maxey stated he has a 7 car garage, but you wouldn't know it.

Mr. Grove asked why not built a garage instead of a pole barn? Mr. Haskins stated that there are a lot of options for a pole barn. Mr. Renn asked why not a more traditional garage? Mr. Haskins said that a stick garage is going to cost us a lot more.

Mr. Maxey said he feels sorry for Brad and Kelsey, but he's been fighting this for 23 years. Right now it's the best it's been.

Debbie Manning asked if it could be lower. Mr. Haskins stated it could not be lower because it will lower his ceiling due to the pitch.

Ms. Haskins stated, in their defense, they did not build the house where it is, they are stuck with it. They should be able to enjoy their property too and they should not have to store their stuff at her mom's house. There are a lot of pole barns in the township and it would not be fair if they could not enjoy the same amenity. If we had built it, we would have put the house somewhere else on the lot.

Mr. Waldeck asked if anyone had a motion. Mr. Renn made a motion to deny the request. Mr. Grove seconded the motion. Mr. Renn and Mr. Grove voted aye; Mr. Waldeck and Mr. Honaker voted no. Mr. Honaker voted to approve the request. second by Mr. Waldeck. Mr. Waldeck and Mr. Honaker voted yes. Mr. Renn and Mr. Grove voted no.

Mr. Grove suggested that Mr. Haskins looks at some different options to make it look better. Mr. Haskins stated that they can do nice things with siding.

Mr. Waldeck asked for a motion to adjourn. Mr. Honaker made a motion to adjourn. Second by Mr. Waldeck. All voted aye. The meeting adjourned at 6:53 p.m.