

OHIO TOWNSHIP
BOARD OF ZONING APPEALS

The Board of Zoning Appeals met on April 18, 2023 at 6:00 p.m. with the following members present: Marty Waldeck, Frank Renn, Bill Honaker, Ed Grove, and Chris Henderson. Also present were Les Smith, Zoning Inspector, Emily Supinger, Law Director, and the Applicants, Brad and Kelsey Haskins, who were represented by attorney Thomas Mayes.

Mr. Waldeck called the meeting to order at 6:00 p.m. Mr. Renn made a motion to approve the minutes from the January 11, 2023 meeting. The motion was seconded by Mr. Grove. All voted aye.

All witnesses were sworn in by Ms. Supinger.

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. Smith 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. Mr. Haskins had also previously sought a variance to locate an accessory building in the front yard, which was larger than the previously approved variance. The Applicant's first variance request had been denied on January 11, 2023. The new application is for a smaller accessory building in the front yard.

Mr. Mayes addressed the Board. The Haskins have submitted a new variance application packet, which contains more information and pictures. The size of the building has been reduced. Mr. Haskins has samples of the color. Mr. Mayes indicated that he does not want to take up a lot of the Board's time, since much of this has already been addressed. There is a layout for the Board to look at. There is also an email from a realtor concerning property values which indicated that the placement of the accessory building in the front yard will not detract from nearby property values. He asked if there were any questions.

Mr. Renn asked if the stakes showed where the building would go. Mr. Haskins confirmed that the stakes show the location. Mr. Renn also asked Mr. Haskins to confirm that the proposed accessory structure is 500 sq. foot smaller than his previous application. Mr. Haskins confirmed that the new building is 1700 square feet, which is smaller than his previous request. Mr. Grove also confirmed that the photograph provided shows what the new building will look like.

Mr. Renn asked about the vertical siding and whether the house was also going to sided with vertical siding. Mr. Haskins said that it would be. The trim will be black.

Ms. Kimberly Fisher at 5 Sari Lane testified. She is a neighbor. As far as valuation, she has the highest property value on the street. She thinks that the structure will only add to the value. When they moved to Sari Lane, she wanted it to be nice and quiet. That's the beauty of

the lane. You should be able to have a barn. The Haskins are great neighbors and she fully supports the variance request.

Jim Oker testified. He heard that at the last hearing his building was mentioned. His building was called an eyesore. The real eyesore is stuff and equipment left out in the yard. He would rather see stuff stored in a building. He is not sure that neighbors should have such a say in non-HOA communities. He has had pushback on his property and it is not fun. He supports the Haskins' request. Two of the last 3 houses that sold on Sari Lane sold over the asking price. The last house was at asking price. The statement that was made about devaluing properties by the construction of a barn is wrong.

Kathy Ireton testified that she knows this land better than most people. She played on it as a kid. She watched the property get changed and developed. She remembers around 12 years ago there was another hearing about barns on 5 acre+ lots. There were meetings about whether the barns were allowed, and yes, they were. We have got to get a handle about these little buildings. She personally is not bothered by the barn. When you go on Sari Lane, you are going on farmland. She is used to seeing barns. If someone is going to buy in a farm community in Clermont County, they expect to see barns. She would like to see the Haskins be able to get a barn to store their equipment.

Debbie Manning from 1 Sari Lane testified that she also owns 3 other lots. She supports the Haskins' request. They cannot place the barn in the back due to the ravine. She wants to preserve the water drainage. She loves Brad and Kelsey and does not think they will do anything crappy. They are there to support them.

Mary Nordick and Russ Nordick stated that they do not object to the barn.

No one spoke in opposition to the variance request.

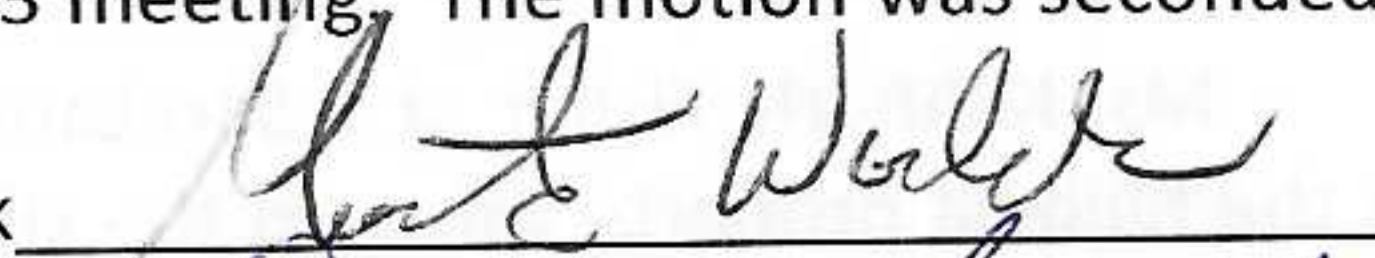
Mr. Mayes stated that he appreciated the Board attention and requested that the Board approve the application.

Mr. Renn made a motion to approve the request. Mr. Honaker seconded the motion. All members voted aye. The variance request was approved.

Motion to adjourn by Mr. Waldeck. Second by Mr. Henderson. All voted aye. The meeting adjourned at 6:23 p.m.

Mr. Waldeck called the meeting to order at 6:00 p.m. on 6/6/2023. Mr. Renn made a motion to approve the minutes from the April 18, 2023 meeting. The motion was seconded by Mr. Grove. All voted aye.

Signed by Marty Waldeck



Signed by Les Smith

