

Special Meeting Minutes
Sycamore Township Board of Zoning Appeals
Township Administration Building
8540 Kenwood Road
Monday, March 9, 2020
4:30 p.m.

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Vice-Chairman
Mr. Tom Scheve – Member
Mr. Jeff Heidel – Member
Mr. Steve Scholtz – Secretary

Item 1. – Meeting called to Order

Chairman Eichmann called the meeting of the Board of Zoning Appeals to order on Monday, March 9, 2020 at 4:30 pm.

Item 2. – Roll Call of the Board

Mr. Eichmann called the roll.

Members Present: Mr. Leugers, Mr. Eichmann, Mr. Heidel and Mr. Scholtz

Members Absent: Mr. Scheve

Staff Present: Skylor Miller, Kevin Clark and Jessica Daves

Item 3.-Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance.

Item 4.-Approval of Minutes

Mr. Eichmann entertained a motion to approve the February 18, 2020 meeting minutes.

Mr. Scholtz made a motion, seconded by Mr. Heidel, to approve the February 18, 2020 meeting minutes.

Mr. Scholtz called roll.

Mr. Leugers-YES
Mr. Eichmann-YES
Mr. Heidel- YES
Mr. Scholtz-YES

Item 5. – Swearing in of Those Providing Testimony

Mr. Eichmann explained that this is a public hearing in which testimony will be given by staff and members of the public. He then swore in all those providing testimony.

Item 6.-Old Business

SYCB190018 (Continued to 04/20/2020)
Five Star Equity Investors, LLC
6100, 6331, 6341, 6491 & 6551 Kugler Mill Road
Conditional Use

Item 7.-Resolutions

SYCB200001
Roger Kronenberger
4122 Myrtle Ave
Conditional Use

Mr. Clark presented the resolution approving Case SYCB190001.

Mr. Scholtz called roll.

Mr. Leugers-YES
Mr. Eichmann-YES
Mr. Heidel- YES
Mr. Scholtz-YES

SYCB200002
Connie Solano
8477 Deerway Drive
Variance

Mr. Clark presented the resolution approving Case SYCB190002.

Mr. Scholtz called roll.

Mr. Leugers-YES
Mr. Eichmann-YES
Mr. Heidel- YES
Mr. Scholtz-YES

Item 8. - New Business

SYCB200003
Eliot Schwartz
3907 Mantell Avenue
Variance

Mr. Clark presented the case in a PowerPoint.

Mr. Clark said current zoning is "C" single family residential. The zoning compliance issue is to Section 10-7.1. The Request is to allow for the construction of a six feet (6') tall fence in the defined front yard of a corner lot.

Mr. Clark explained the location of the proposed fence.

Mr. Eichmann asked if their house is encroaching on another lot or do they own both lots.

Mr. Clark said he believes they are both their lots.

Mr. Eichmann said so there are two parcels even though we are considering them as one address.

Mr. Clark said right.

There was discussion about the rear yard, front yards, setback and the fence.

Mr. Scholtz asked Mr. Clark if we have heard anything from the neighbors.

Mr. Clark answered he did not received anything from any neighbors.

Mr. Eichmann said they are minimizing the area of the fence where they could have asked for a lot more.

Mr. Eichmann asked if there were any other questions.

Mr. Eichmann asked if the applicant wanted to give any further information about the fence.

Mr. Eliot Schwartz, 3907 Mantell Avenue, Sycamore Township, Ohio, 45236 address the board.

Mr. Schwartz said they did speak with the neighbor at 8608 Tralee, right next to them. He said she seemed to be completely ok with it.

Mr. Schwartz said the main reason they want to build this fence is because they were looking at adopting a dog. They would like to adopt a dog of their own however most of these shelters that you adopt from require you to have a fenced in yard. They do a home visit just to make sure that the dog will be well cared for. The second portion of this is the request for the six foot portion of the fence is more precautionary. The fence could possibly end up being only four feet instead of six feet in height as a Kentucky Three Board type of fence depending on what the size of the dog is.

Mr. Eichmann asked if there were any questions.

Mr. Eichmann closed the public comment.

Mr. Leugers said he sees the hardship is the house was built and we changed the code since then. It is not even going to appear to be in the front yard, it is going to appear to be in the side yard. He said he has no problem with approving this as submitted.

Mr. Eichmann agreed.

Mr. Leugers made a motion to approve Case SYCB200003 as submitted.

Mr. Scholtz seconded.

Mr. Eichmann asked if there was any further discussion.

Mr. Scholtz called roll.

Mr. Leugers-YES

Mr. Eichmann-YES

Mr. Heidel- YES

Mr. Scholtz-YES

Item 7.-Date of Next Meeting

The next regular meeting on Monday, March 16, 2020 at 6:30 p.m. has been cancelled.

The date of the next regular meeting is on Monday, April 20, 2020.

Item 8.-Communication or Miscellaneous Business

None

Item 9. – Adjournment

Mr. Eichmann entertained a motion to adjourn.

Mr. Scholtz moved to adjourn.

Mr. Heidel seconded.

Mr. Scholtz called roll.

Mr. Leugers- YES

Mr. Eichmann-YES

Mr. Heidel-YES

Mr. Scholtz-YES

Meeting adjourned 4:52 p.m.

Minutes Recorded by: Jessica Daves
Planning & Zoning Assistant