

**Meeting Minutes**

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**Sycamore Township Board of Zoning Appeals  
8540 Kenwood Road  
Sycamore Township, Ohio 45236  
Monday, November 20, 2023, at 6:00 p.m.**

Mr. Ted Leugers – Chairman  
Mr. Michael Schwartz – Vice Chairman  
Mr. Steve Scholtz – Secretary  
Ms. Tracy Hughes-Member  
Mr. George Ten Eyck – Member  
Mr. Anthony Ramicone - Alternate

**Item 1.-Meeting Called to Order**

Mr. Leugers called the meeting of the Board of Zoning Appeals to order on Monday, November 20, 2023, at 6:00 p.m.

**Item 2.-Roll Call of the Board**

Mr. Scholtz called the roll.

Members Present: Mr. Schwartz, Ms. Hughes, Mr. Leugers, Mr. Scholtz

Alternate Present: Mr. Ramicone

Members Absent: Mr. Ten Eyck

Staff Present: Jeff Uckotter, Kevin Clark, Jon Ragan

**Item 3.-Pledge of the Allegiance / Opening Ceremony**

Mr. Leugers led the Pledge of Allegiance.

**Item 4.-Approval of Minutes**

Mr. Leugers entertained a motion to approve the August 21, 2023, meeting minutes.

Ms. Hughes made a motion to approve the minutes. Mr. Scholtz seconded the motion.

Mr. Scholtz called the roll:

Mr. Leugers- YES  
Mr. Scholtz- YES  
Ms. Hughes - YES  
Mr. Schwartz- YES

**Item 5. Swearing in of Those Providing Testimony**

Mr. Leugers swore in all those providing testimony. He then explained variances, reviewed the meeting procedures, and discussed the process by which the Board of Zoning Appeals makes decisions on such requests.

**Item 6.-New Business**

Case: SYCB230007  
 Applicant: Steven and Ashley Young  
 Subject Property: 8241 Pinecove Ct  
 Request: Variance request (rear yard setback)

Mr. Uckotter presented the case stating that the applicants seek to add a 575-square-foot, one-story addition to the single-family home. Mr. Uckotter noted that the variance request is for a rear yard setback on a corner lot. Under "A" zoning standards, the required rear yard setback is 35'. The proposed rear setback is 24', so an 11-foot variance is requested.

Mr. Uckotter presented the staff analysis noting pertinent points of interest to the case.

- The proposed *mother-in-law* suite addition is not creating a two-family residence in a single-family district. There are no separate utilities, no separate front door, and the scale of the addition is in proportion to the scale of the existing house.
- As noted in Section 21-6 of the Zoning Resolution, staff finds that all of the variance standards are sufficiently met.
- Although the lot is a reverse pie-shape, the same concepts apply as if it were a traditional rectangular-shaped lot in determining the rear, front, and side yard locations.
- The applicants are not denied substantial rights, nor are being granted a special privilege; nor will government services be negatively affected because of the variance request.
- The proposal is in harmony with the Zoning Resolution and the proposed variance would not be detrimental to the essential character of the community, nor would an adjoining property owner suffer a substantial detriment.

Mr. Uckotter noted that staff recommends approval of the 11-foot rear yard setback variance – rear yard setback 35 feet to 24 feet, with the following conditions:

- As proposed, four Green Giant Arborvitaes shall be planted in the location represented in the submission documents. At planting, the trees shall be 6'-8' in height.
- A one (1) year validity period shall be in place to allow the applicant to start construction in the spring of 2024.

Mr. Leugers asked if there were any questions for staff. There were none.

Mr. Leugers asked the applicant was present.

The applicant Steven Young (8241 Pinecove Ct.) introduced himself from the podium. Mr. Young stated that the goal for him and his wife (Ashley Young), is to add a *mother-in-law* suite to their home for his wife's mother to reside. Mr. Young noted that he met with Township staff in April and was given mis-guided information relating to setbacks. The mis-information from staff ultimately delayed the construction process and resulted in him applying for a variance.

Mr. Leugers asked if there were any questions for the applicant. There were none.

Mr. Leugers asked if anyone from the public wished to speak.

Richard Hotz (8219 Pinecove Ct) introduced himself from the podium. Mr. Hotz noted that he lives next door to the property in question and owns the vacant field behind the applicant's property. Mr. Holtz stated that he has no issues whatsoever with the proposed addition.

Bob Steiner (8204 Pinecove Ct) introduced himself from the podium. Mr. Steiner stated that he has no objections to the proposed addition.

Mr. Uckotter presented written correspondence from Betty Porter and Joseph Melia who are both neighboring residents. Neither Ms. Porter nor Mr. Melia had any objection to the proposed addition.

Mr. Young asked the Board if the vegetation buffer was a recommendation or a requirement for the granting of the variance.

Mr. Uckotter noted that the vegetation buffer was not a requirement, stating that with the positive feedback from neighboring parties, he would be okay with the vegetation not being listed as a condition of approval.

Mr. Schwartz asked Mr. Uckotter about landscape buffer requirements in correlation with the zoning code.

Mr. Leugers stated that he has no issue with the approval of the case and is okay with the landscape buffering being at the discretion of the applicants.

Mr. Uckotter noted that there would be no condition for vegetation, however he does recommend that the validity period be extended to a year from the standard six months.

Mr. Leugers asked the Board if someone would like to make a motion.

Ms. Hughes makes a motion to approve the 11-foot rear-yard setback variance (35' to 24') with the condition of the validity period being changed to 12 months.

Mr. Schwartz seconded the motion.

Mr. Scholtz Called roll:

Mr. Schwartz- YES  
Mr. Scholtz- YES  
Ms. Hughes- YES  
Mr. Leugers- YES  
Mr. Ramicone- YES

**Item 7.-Communication or Miscellaneous Business**

Mr. Uckotter noted that there will be no meeting for Monday, December 18<sup>th</sup> at 6:00pm due to no cases.

**Item 8. – Adjournment**

Mr. Leugers sought a motion to adjourn. Mr. Scholtz made a motion to adjourn, seconded by Ms. Hughes.

Mr. Scholtz called roll:

- Mr. Schwartz- YES
- Mr. Leugers- YES
- Ms. Hughes- YES
- Mr. Scholtz- YES
- Mr. Ramicone- YES

The meeting adjourned at 6:22 p.m.  
Meeting minutes prepared by Jon Ragan

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Ted Leugers, Chairman

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Steve Scholtz, Secretary

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