

**CONCORD TOWNSHIP
BOARD OF ZONING APPEALS (BZA)**

Administrative Building
6385 Home Road • Delaware • Ohio • 43015

Application BZA012018

January 23, 2018

CONCORD TOWNSHIP BOARD OF ZONING APPEALS LEGAL NOTICE

The Concord Township Board of Zoning Appeals will hold a Public Hearing at 7:00 p.m. Tuesday, January 23, 2018 at the Concord Township Administrative Building, located at 6385 Home Road, Delaware, Ohio, 43015.

The purpose of the Public Hearing is to consider an Application, designated as BZA012018, filed on January 02, 2018 by Mark S. Frederick & Stephanie Watson of 6624 Scioto Chase Blvd., Powell, OH, 43065. The Applicant is requesting approval for variance of rear set back at 6624 Scioto Chase Blvd., Powell, OH, 43065.

The BZA will also conduct an Organizational Meeting for the purpose of electing 2018 Officers, approving a 2018 meeting schedule and completing any outstanding action items from previous Hearings. Area residents are encouraged to attend.

Concord Township Board of Zoning Appeals

Nicholas Cua, Chairperson

Ric Irvine, Zoning Inspector

Call to Order

Chair, Cua called the Public Hearing to order

Roll Call

Nicholas Cua, Chair	Present
Darren Webb, Vice Chair	Present
Bob Nagode	Present
Doug Smith	Present
Eric Van Meter, Alternate	Absent
John Kipfer, Alternate	Present

Officials Present

Zoning Inspector, Ric Irvine

Public Present

Applicant, Stephanie Watson

Election of 2018 BZA Officers

The Administrative Assistant; Floor Open for Nominations for 2018 Board of Zoning Appeals Chair

Nomination for Mr. Cua

Nomination accepted

No other Nominations

Nominations Closed

Motion for Mr. Cua as Chair for 2018 BZA by Mr. Webb and seconded by Mr. Nagode

Vote: Cua, abstain; Webb, yes; Nagode, yes; Smith, yes; Kipfer, yes

Motion passed

The Administrative Assistant; Floor Open for Nominations for 2018 Board of Zoning Appeals Vice Chair

Nomination for Mr. Webb

Nomination accepted

No other Nominations

Nominations Closed

Motion for Mr. Webb as Vice Chair for 2018 Board of Zoning Appeals by Mr. Cua and seconded by Mr. Smith

Vote: Cua, yes; Webb, abstain; Nagode, yes; Smith, yes; Kipfer, yes

Motion passed

BZA hearing turned over to Chair, Cua.

Swearing In

The Administrative Assistant swore in the Applicant, Stephanie Watson.

Purpose

Legal Notice read into the minutes, top of first page.

Application BZA012018

Applicant, Stephanie Watson stated they would like to install a pool in their backyard. They have a ranch home which uses most of their lot. The yard is sloped and they must dig down in order to make it flat to install the pool and keep it far enough away from the house. Chair, Cua mentioned the required rear setback is 20 ft. and asked Zoning Inspector, Irvine for comment.

Zoning Inspector Questions/Comments

Inspector, Irvine explained that the structure of the pool is considered for the set back and not the concrete surrounding the pool. The Application is asking to consider the pool 13 ft. off property line, a variance of 7.5 ft. Chair, Cua asked if the hardship was due to the slope of property. The Applicant said there are no neighbors behind their house. The space is open green space owned by Scioto Reserve so, there would not be homes built behind them. Chair, Cua confirmed that letters were mailed to the surrounding property owners and Inspector, Irvine did not receive any questions or objections from the neighbors.

BZA Questions/Comments

Mr. Kipfer asked if the pool installer mentioned that drainage would be a problem. Mrs. Watson said yes, and Luxury Pools would be installing the pool. Mr. Kipfer added that the stair steps would require a handrail which was not shown on the plan. Inspector, Irvine explained that there are two landings shown on the back of the house and when they change the grade of the land the steps would change and the building codes requires a handrail for four or more rises. Inspector, Irvine added that the hand rail could be installed against the house. The Applicant asked about the process for the pool and Inspector, Irvine explained the process for the pool installation and necessary permits. Chair, Cua mentioned that Scioto Reserve had approved the pool and the letter was included in the Application.

Motion

Motion by Mr. Kipfer that Variance Application BZA012018, a request to reduce the rear set back for the lot at 6624 Scioto Chase Boulevard in Concord Township from the PRD Zoning Resolution requirement of 20ft. to 12.5 ft. so the owners may install a swimming pool, be approved based on a practical hardship of meeting grading requirements, the request not being contrary to public interest, and that the applicant is in compliance with PRD zoning requirements and the requirements of their Homeowners' Association (HOA). No further discussion. Motion seconded by Mr. Webb.

Vote: Kipfer, yes; Smith, yes; Nagode, yes; Webb, yes; Cua, yes

Motion passed

Applicant will receive a letter in 10 days and then they may apply for a permit from the township.

BZA012018 Exhibits

Exhibit A – Application, Exhibit B – Legal Notice, Exhibit C – Applicant and Surrounding Property Owners Meeting Notice Letters, Exhibit D – Sign-In Sheet

Approve 2018 BZA Meeting Schedule

Currently, the BZA meet on an ‘as needed’ basis preferably on the second and/or fourth Tuesday of the month.

Motion to continue the current meeting schedule on an ‘as needed’ basis, preferably on the second and/or fourth Tuesday of the month by Vice Chair, Webb and seconded by Mr. Nagode

Vote: Cua, yes; Webb, yes; Nagode, yes; Smith, yes; Kipfer, yes

Motion passed

New Business

Betty Cotter resigned from the BZA. She has been on the BZA for many years and Chair, Cua and other members expressed their appreciation and well wishes. Betty will be remembered and missed.

Approve Minutes

Review and Approve Minutes from BZA022017, Oct. 03, 2017

Motion to Approve as presented by Mr. Nagode and seconded by Mr. Smith

Vote: Webb, yes; Nagode, yes; Smith, yes; Kipfer, yes; Cua, abstain

Motion passed

Motion to Adjourn

Motion to Adjourn by Vice Chair, Webb and seconded by Mr. Kipfer

Vote: Cua, yes; Webb, yes; Nagode, yes; Smith, yes; Cua, yes

Motion passed

ATTEST

DATE APPROVED

Angie Ellerbrock

07/10/2018

Angie Ellerbrock
Administrative Assistant

