

Westfield Township Board of Zoning Appeals

Public Hearing
November 13, 2017

Area Variance for Andre Goe on 7867 Buffham Road, Lodi Ohio 44254; PP# 041-15A-17-001

Simmerer called the Area Variance Public Hearing to order.

Roll call: Fleming- aye, Moore- aye, Simmerer- aye, Stacy- aye, McGlashan.

Absent: Thur

Also in attendance: ZI Sims and Trustee Schmidt

Kristine Slansky 7845 Buffham Road, Lodi Ohio was sworn in. She stated that she is the owner of the adjacent property and feels this variance and the garage would not pose a problem.

Andre Goe was sworn in and explained his need for up to a 3 foot variance to build his attached garage. Goe stated the following:

- Angle of the house makes the variance necessary to add the garage to the existing structure.
- Present barn (used for personal storage) is 30-40 feet from the road and Goe would like his belongings to be closer to his home for security reasons.
- Expensive equipment is not secure.
- Asking for a 3 foot variance.
- Garage doors facing west.
- Roof will be same pitch (metal roof).

The BZA Chairman asked for further comments from the floor. Having no more comments, the BZA Chairman closed the public input portion of the public hearing.

Exhibit 1: Application for Area Variance with drawing

Exhibit 2: Amended Application for Area Variance received through email

The Board read and discussed the Duncan Factors:

#1: The Board voted unanimously that the property could yield a reasonable return and there is a beneficial use of the property without the variance.

#2: The Board voted unanimously that the variance was not substantial.

#3: The Board voted unanimously that the character of the neighborhood would not be changed.

#4: The Board voted unanimously that government services would not be interrupted and would have access to the property.

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#5: The Board voted; 4 members agree that the property owner did not know about the side-line offsets when the resident purchased the property and 1 said he would have known.

#6: The Board voted; 3 members voted the property owner could solve the problem without the variance being granted and 2 said that he could not.

#7: The Board voted unanimously that the spirit and intent of the zoning would not be altered if the Board granted this variance.

Fleming made a motion to grant a variance of 5 feet to Andre Goe, 7867 Buffham Road, Lodi Ohio; Section 303 D.1 to allow a garage to be 20 feet off of property line with no conditions; Seconded by McGlashan. Roll call: Fleming- aye, McGlashan- aye, Moore- aye, Simmerer- aye, Stacy- aye. The variance is granted.

McGlashan makes a motion to close the Public Hearing at 7:02 PM; seconded by Moore. All said aye.

The Board agreed to the January 10th and 11th dates to proceed with the Kratzer hearing. Moore will contact Assistant Prosecutor Innes of the Lorain County Prosecutor's Office with the dates. Also a training session will be held on January 8th for the members.

McGlashan makes a motion to adjourn at 7:31 PM; seconded by Stacy. Roll call: all said aye.

Date approved: _____

Respectfully Submitted by:

Cheryl Porter, Zoning Secretary

Westfield Township Board of Zoning Appeals

Keith Simmerer, BZA Chair

Greg McGlashan, BZA Vice-chair

Wayne Moore, BZA Member

Jim Stacy, BZA Member

Pat Fleming, BZA Member