

Date: August 12, 2026

Justin Blake called the public hearing to order at 7:01 pm. Meeting location: 6699 Buffham Rd, Seville OH 44273.

Roll Call: ***Greg McGlashan- aye, Andy Thur-aye, Justin Blake- aye, Kristine Hawk- aye, Sally Kral- aye,***

Also in attendance: Zoning Inspector(ZI) Julie Carr, Trustee Kent Patterson

Let it be known that there is a full board, a quorum is present. No conflicts of interest.

Vice Chairman Blake read the rules and procedures for the meeting. All members reviewed the application prior to the meeting. Attendees were asked to silence their cell phones. He added this is a quasi-judicial board and this board does not set precedent. He provided the audience with how the meeting will proceed.

Exhibit A- Zoning application
Exhibit B- website notice

ZI Carr discussed the application of Nathan and Rachel Kilgore 9115 Friendsville Rd, Seville OH 44273. The variance is for a side yard setback to be 20 feet from the property line. (Zoning regulation 303 D)

Sworn in is Rachel Kilgore. Rachel shared with the board a description of the site plan.

Justin Blake asked about draining areas throughout the property. Rachel discussed a swale in the backyard.

Thur asked about distance from back of the new building to septic area. Rachel was unsure.

Hawk asked about other areas on the property that were considered to be within zoning requirements. Rachel shared none were as this really seemed liked the best spot to build the building.

Carr asked if the porch was the whole length or half the length of the building on the side facing the house- Rachel said it was the whole side.

Thur asked if they considered not having the porch on the entire side, but maybe 50 or 75% of it as per the application having larger access on that side was a concern. Rachel said they had not.

Blake asked about space between tree line and the new barn as shown on the site plan.

Thur asked about the distance from the back side of the house to the septic. Rachel shared there is a big swale behind where the new building will be built.

ZI Carr confirmed that if granted, this variance is only for this building and does not grandfather in any future buildings.

Non-contingent property owners in attendance: none

Contingent property owners were in attendance: yes

Sharon Schuster, neighbor, shared there is underground drainage tiles, a swale and about 36 feet from the back of the barn to the beginning of the septic.

No other public comments.

Blake makes motion to close public comment portion. Thur seconded. All in favor.

Board Discussion and Duncan Factors

McGlashan shared that there is a drop off swale area. You can see a gas pipeline, septic head and natural water flow area.

Thur suggested they only do half the distance of the porch on the side facing the house. This would allow for more access to the backyard.

All agree this area seems like the best area for the building.

Blake added that 12 feet is not required between the overhang and the house and new building.

All seven (7) Duncan Factors were reviewed and discussed.

1. **Reasonable return/beneficial use** – Will the property yield a reasonable return or have any beneficial use without the variance? Board agrees yes.
2. **Substantiality of the variance** – Is the variance significant in size or impact? Board agrees yes.
3. **Effect on neighborhood character** – Would the variance substantially alter the essential character of the neighborhood or harm adjoining properties? Board agrees no.
4. **Impact on governmental services** – Would it adversely affect delivery of services like water, sewer, or garbage? Board agrees no.
5. **Knowledge of restriction at purchase** – Did the owner buy the property knowing of the zoning restriction? Board agrees yes.
6. **Alternatives to variance** – Can the owner's predicament be resolved without a variance? Board agrees yes.
7. **Spirit and intent of zoning** – Would granting the variance observe the zoning's spirit and do substantial justice? Board agrees spirit and intent would not be met if variance is granted.

Blake makes a motion to grant an area variance for 9115 Friendsville Rd, Seville OH 44273 for a 5 foot variance for a building to be built 20 feet from the property line. (Zoning regulation 303 D)

Kris Hawk seconded the motion.

Roll Call: Kris Hawk- no; Andy Thur- no; Greg McGlashan- no; Sally Kral- yes; Justin Blake- no

Variance is not granted.

Announcements

August 27th at 7:00 pm will be a BZA work session.

WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

Vice Chair Blake asked for any additional questions or comments from the board and public.

Kral makes a motion to adjourn the meeting; seconded by Hawk. All in favor. Meeting adjourned at 7:05 pm.

Respectfully submitted,

Julie Carr, Township Administrator

Dale Perkowski, Chair

Andrew Thur

Justin Blake, Vice Chair

Greg McGlashan

Jack Kurtz

Kristine Hawk

Sally Kral