

# ***MINUTES***

## ***DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 07-28-2020 MEETING***

**DATE:** Tuesday, July 28<sup>th</sup>, 2020

**LOCATION:** 2<sup>nd</sup> Floor Conference Room – Def. Co. Commissioners Building, 550 Court Street, Defiance, Ohio

**TIME:** 6:00 P.M. session

The meeting was called to order by Mr. Lynn Keller, Chairman of the Defiance Township Zoning Bd of Appeals. Mr. Keller asked the clerk to call the roll.

The Clerk then called the roll for attendance. Board of Appeals members present were: Lynn Keller, Scott McKibben, & Thomas Rosendale. Also present was appeals bd alternate Tom Webb. Bd members Larry Plummer and Sherry Shock was excused.

With three of five Board members & 1 alternate answering present a quorum was declared.

Other Township representatives present were: Mr. John Dimer – Township Zoning Inspector & Defiance Twp Trustees Jason Shaffer, Dan Peck and Diane Mayer.

Visitor(s) present were: Patti Diemer 23361 Defiance-Paulding Co. Line Rd 10, Rhonda Shaffer 13386 State Rt 15, and JoEllen Houck 8 Deville Dr. all of Defiance, Ohio.

Chairman Keller then read item 1 of the agenda:

**Item 1:** A request for a "variance - from setback requirements" (from 10' to 3' from a property line) for the construction of a garage/storage building to an existing residence on a portion of parcel B11-0001-A-001-00, of approximately .41 acres more or less of land from Defiance Township zoned "agricultural" with a conditional use permit for a home has been made by Jason Shaffer. The parcel is located in Def. Twp. section 1 - in the NE section of the SE quarter in the Neifords Enterprise - Lot #4 on State Route 15, with an issued house number of 13386. The full text of the legal description and map of the parcel may be seen by appointment at the Township Zoning Inspector's residence. Contact Mr. John Diemer - 23361 Defiance-Paulding Co. Line Rd #10, Defiance, Ohio, 43512 - ph. 419-393-2009.

Attachments for the Board to review were:

- a. copy of the application for the "conditional use" permit request – for construction of an attached garage storage building for residential use of ag zoned ground and meeting set back requirements.
- b. a Soil & Water review with drawing of property noting home and pond location.
- c. Parcel ID from the County Auditor's web page – contains aerial of full parcel

**Item 2:** The Chair asked the board to review the attachments.

1. Board members confirmed with Mr. Shaffer his property and planned construction will be on the parcel B11-0001-A-001-00 as shown in the exhibits above.
  - i. After the review, the Chair asked Mr. Shaffer to describe his request:
    - a. Mr. Shaffer stated he intends to build a garage/pole barn attached to his home. The planned construction is inside the Township's required 10' set back from the property line. The

structure will be more than 1' but less than 4' from the south property line. However, there is a field next to his property line and Shaffer stated he had informed the neighbor and the neighbor had no objections. The Chair noted that no one was at this session to note any objections.

- b. The Chair asked for the square footage of the garage/pole barn.
  - i. Mr. Shaffer stated 32 x 46.

- 2. The Chair asked if any board members had any questions.
  - a. There were none.

- 3. The Chair asked for a motion;

Mr. Rosendale moved to approve the request for the variance for the construction of an attached garage/pole barn to the home on parcel B11-0001-A-001-00.

Mr. Webb seconded.

The clerk called the roll:

Lynn Keller, Chair     yea

Thomas Rosendale     yea

Scott McKibbern     yea

Tom Webb     yea

The vote being four yeas and no nays, the motion to grant the variance was approved.

**Item 3:** Chair asked if there is any other business to come before the Board?

- 1. There was none.

**Item 4:** Chair asked for a motion to adjourn.

- 1. It was moved by Mr. McKibben and 2<sup>nd</sup> by Mr. Webb.

4 yeas – 0 nays

The meeting was adjourned.