

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 08-25-14 MEETING

DATE: Tuesday, August 25th, 2015

LOCATION: 2nd Floor Conference Room – Def. Co. Commissioners Building

TIME: 6:30 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, & Larry Plummer. Board members Sherry Shock & Thomas Rosedale were excused.

With three of five voting members answering present a quorum was declared.

Other Township representatives present were: Mr. Jason Shaffer – Township Zoning Inspector, & Charles Bakle, Diane Mayer, & Dan Peck– Township Trustees.

Visitor(s) present was: Ron Yaw 14248 Link Rd., & Merle Hahn 14374 Link Rd, Defiance, Ohio.

Chairman Keller then read item 1 of the agenda:

Item 1: **Yaw:** A request for a “variance” to the Defiance Township’s set back requirements for the construction of a garage has been made by Ron Yaw. The parcel is located at 14248 Link Road in Defiance, Ohio, 43512, in the Link Riverview addition lot 7 PT sec. 8 less than 1 acre of Defiance Township, Defiance, County, Ohio. The parcel ID is B11000-8D00-800.

Attached are:

- a. copy of application for the “variance” – set back requirements.
 - b. a Soil & Water review
 - c. aerial of full parcel from co auditor’s web page – contains legal description as provided to clerk
- 1) The Chair then asked Mr. Yaw to explain the project and need for the variance.
- a) Yaw desired to construct a 20’ x 22’ garage on the sw side of his property with the sw wall of the structure 30” from the property line. There would be no room on this side of his home if the variance is not allowed.
 - i) Further, the adjoining property is a narrow parcel some 30’ wide, noted on the plat for the subdivision (Link Riverview addition) as a utility right of way.
 - b) Chairman Keller asked if anyone present had objections to the requested variance. there were none stated.
 - c) The Chair asked for a motion:

It was moved by Mr. Plummer to approve the request for the variance, so long the construction allowed for a mower to pass so as to maintain property maintenance without intruding on the adjoining property right of way.

Mr. McKibben seconded: and the vote was called.

Lynn Keller, Chair yea

Larry Plummer yea

Scott McKibbern yea

The vote being unanimous – three yeas and no nays, the motion to approve the set-back variance request was approved.

2) The Chair asked if there is any other business to come before the Board?

a) There was none.

3) The Chair asked for a motion to adjourn.

It was moved by Mr. Plummer and 2nd by Mr. McKibben.

3 yeas – 0 neas

The meeting was adjourned.

MEETING ADJOURNED