

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 10-13-15 MEETING

DATE: Tuesday, October 13th, 2015

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

TIME: 7:00 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, Larry Plumber, & Thomas Rosendale. Board members Sherry Shock & Scott Mckibben 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– Township Trustees.

Visitor(s) present was: John & Dawn Karnes 14751 State Route 111, Defiance, Ohio.

Chairman Keller then read item 1 of the agenda:

Item 1: Karnes: A request for a “variance” to the Defiance Township’s set back requirements for the construction of a garage. The requested variance has been made by John Karnes. The parcel is located at 14751 State Rte 111, Defiance, Ohio, 43512, in the Potts Riverview addition in sec. 8 on less than 1 acre of Defiance Township, Defiance, County, Ohio. The parcel ID is B11000-8B00-200.

Attached exhibits were:

- a. copy of the application & reasons for the “variance” to the Township’s set back requirements.
 - b. a Soil & Water review
 - c. aerial of full parcel from co auditor’s web page – with proposed location of structure
 - d. Parcel ID from the County Auditor’s web page - contains legal description as provided to clerk
- 1) The Chair then asked Mr. Karnes to explain the project and need for the variance.
- a) Karnes desired to construct a 24’ x 36’ garage on the s side of his property with the s wall of the structure as close as possible to the property line. This request is based on Karne’s desire to not obstruct their view of the river which borders the eastern part of this lot.
 - i) Further, the adjoining property has an outbuilding very close to the property line.
 - b) Chairman Keller asked if anyone present had objections to the requested variance.
 - i) Mr. Plummer stated that Mr. Karnes should leave at least a mower’s width between the property line and the south wall of the structure for property maintenance.
 - ii) No other objections, concerns or comments were offered.
 - c) The Chair asked for a motion:

It was moved by Mr. Rosendale 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.

Mr. Plummer seconded: and the vote was called.

Lynn Keller, Chair yea

Larry Plummer yea

Thomas Rosendale 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. Rosendale.

3 yeas – 0 neas

The meeting was adjourned.

MEETING ADJOURNED