

# RECORD OF PROCEEDINGS

Minutes of

UNION TOWNSHIP BOARD OF ZONING APPEALS

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

JULY 1 2013

The July 1, 2013 meeting of the Union Township Board of Zoning Appeals was called to order at 7:00 PM with an invitation to join in the Pledge of Allegiance by Chairman Randall Wulker. Vice Chairman Brian Ford and members Thomas Hanrahan, and Ben Joehnk were in attendance. Member Calvin Aicholtz was unable to attend. Cory Wm. Wright, Assistant Township Administrator and Planning and Zoning Director, represented the department. The minutes from the June 6, 2013 hearing were approved as distributed. Case #6-13-A was heard.

Mr. Wright introduced the application in Case #6-13-A, filed by Gary C. Denton for property at 4640 Summerside Road, seeking variances to allow the construction of a second accessory structure in excess of 120 square feet. The applicant has a detached garage at 768 sq. ft. in area. There remains a concrete pad at the rear of the property that at one time held an accessory structure, since demolished. The application seeks to allow an accessory on that slab which would contain at most 332 sq. ft. fully enclosed and 264 sq. ft. of covered porch that would remain open on three sides. The proposed structure would be used to cover firewood and additional storage. Staff found no negative impact for the proposal.

Gary Denton was present to support his application, and stated that he had discussed the project with his neighbors, including his son whose property adjoins to the rear, and the raised no objections.

With no questions from the Board, Mr. Ford moved to approve the applicant's request for variance in Case #6-13-A, to Section 623.1 of the *Zoning Resolution* as requested by the applicant in order to allow for the construction of the proposed 600 sq. ft. accessory structure where an existing 768 sq. ft. structure will be retained within the R-1 Residential District, as submitted, based on the evidence, testimony and findings of fact. Mr. Joehnk seconded the motion.

ROLL CALL: Mr. Ford, aye; Mr. Joehnk, aye; Mr. Hanrahan, aye; Mr. Wulker, aye.  
The motion carried.

The meeting was adjourned by unanimous voice vote at 7:04 PM, with Mr. Denton's kind thanks to staff and the Board.

Approved by:

  
Randal Wulker, Chairman