

RECORD OF PROCEEDINGS

Minutes of

UNION TOWNSHIP BOARD OF ZONING APPEALS

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held NOVEMBER 7 2013

The November 7, 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, Calvin Aicholtz, and Ben Joehnk were in attendance. Cory Wm. Wright, Assistant Township Administrator and Planning and Zoning Director, represented the department. The applicant, Mr. Peter Ulbrich, was also in attendance. The minutes from the July 1, 2013 hearing were approved as distributed. Case #7-13-A was heard.

Mr. Wright introduced the application in Case #7-13-A, filed by Peter Ulbrich for property at 12 Sleepy Hollow Lane, seeking variance to allow the construction of an ADA-style retrofit to his structure in order to care for his disabled grandson who needs continuing care. Mr. Wright described this as the sort of case for which the variance process was designed and he found no issues with the request. To accommodate the necessary facilities in the only useful location, a front yard variance of approximately four feet is required.

With general accord, Mr. Joehnk moved that in Case 7-13-A, the Board approve the applicant's request for variance to Section 602 of the Zoning Resolution, as requested by the applicant, in order to allow for the construction of the proposed residential addition, with a reduced minimum front yard setback of 36 feet with the R-1 Residential District, as submitted, based on the evidence, testimony, and findings of fact. Mr. Aicholtz seconded the motion.

ROLL CALL: Mr. Joehnk, aye; Mr. Aicholtz, aye; Mr. Wulker, aye; Mr. Hanrahan, aye; Mr. Ford, aye.

The meeting was adjourned by unanimous voice vote at 7:03 PM.

Approved by:



Randal Wulker, Chairman