

Held JUNE 5 20 14

The June 5, 2014 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 Thomas Hanrahan, and members Calvin Aicholtz, Brian Ford and Ben Joehnk were in attendance. Cory Wm. Wright, Assistant Township Administrator and Planning and Zoning Director, represented the department. The minutes from the May 1, 2014 hearing were approved as distributed. Case #6-14-A was heard.

Mr. Wright introduced the application in Case #6-14-A filed by Kevin Greene for property at 4183 Dixie Drive seeking variance to construct a 1,440 square foot accessory structure in the rear yard, increasing the height to a net height of 16 feet, thereby exceeding the R-1 area maximum of 1,000 square feet and the 14 feet net height limit for this lot. This property lies at the terminus of Dixie Drive in a largely wooded area. This project is designed to replace an existing structure and might benefit from a height variance of 18 feet to accommodate a large recreational vehicle.

Mr. Greene was present to represent his application; however the Board required no further information than what had been submitted and what inspection had revealed.

Mr. Joehnk moved that, in Case #6-14-A, the Board modify the applicant's request for variance to Section 711.1 and 711.5 of the Zoning Resolution, as requested by the applicant in order to allow for the construction of the proposed accessory building totaling 1,440 square feet in gross floor area, as submitted, with the modification of allowing up to 18 feet in height, based on the evidence, testimony and findings of fact. Mr. Aicholtz seconded the motion.

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

With no further business to come before the Board, the meeting was adjourned by unanimous voice vote at 7:04 PM.

Approved by:



Randall Wulker, Chairman