

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

DECEMBER 4 20 14

The December 4, 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. Members Brian Ford, Thomas Hanrahan and Ben Joehnk, along with alternate Rick DePuccio 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 November 6, 2014 hearing were approved as distributed.

Mr. Wright introduced Case #13-14-A, submitted by Nicholas and Andrea Glace requesting variances to construct a patio enclosure in the rear yard of a non-conforming home in the R-2 District. The house was constructed prior to the enactment of zoning. It is angled on a corner lot and does not meet the minimum setbacks. The addition measures 12 ft. by 16 ft. , would be approximately fifteen feet from the eastern lot line and does not increase the encroachment already existing.

Nick Glace was present to represent his application, but gave no additional comment.

With no other testimony, the members were in general accord. Mr. Joehnk moved that the Board approve the applicant's request for variance to Sections 602 & 1060.1 of the Zoning Resolution, as requested by the applicant in order to allow for the construction of the proposed residential addition to within 15 feet of the designated rear property line, as submitted, based on the evidence, testimony and findings of fact. Mr. Hanrahan seconded

ROLL CALL: Mr. Joehnk, aye; Mr. Hanrahan, aye; Mr. Depuccio, aye; Mr. Ford, 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:

*Thomas P. Hanrahan V. Chair*

Randall Wulker, Chairman

*Thomas P. Hanrahan V. Chair*