

# Violet Township Board of Zoning Appeals

October 17, 2019

Mr. Collins called the meeting to order at 7:33 p.m. and roll was called

Members present: Mr. Rector, Mr. Dellinger, Mrs. Gillette, and Mr. Collins. Also present was Kelly Sarko, Zoning Inspector.

Mr. Collins swore in those wishing to speak. It was noted for the record that Ms. Sarko had also been sworn in.

## Case Number 26-VA-2019

An application for variance filed by Kim Hoffman for property located at 7059 Basil Western Road, Canal Winchester, owned by Kim and Mary Hoffman. This application requests variances from the provisions of Violet Township Zoning Resolution Section 3AA4-05(A)(2) to allow the construction of an accessory building whose floor area in combination with those of one or more existing accessory building(s), exceeds the total floor area permitted for accessory buildings on a lot larger than one acre; Section 3AA4-05(A)(4) to allow the height of an accessory building to exceed the height of the principal structure; and Section 3AA4-05(A)(5)(b) to allow an accessory building to be constructed in front of the principal structure.

Ms. Sarko reported this property is located at the southwest corner of Allen and Basil Western Roads. The property 6.56 acres and zoned R-1, Single Family Residential. The home is a ranch home with a walk-out which contains, per the County Auditor's Office 2,140 square feet. There is an existing 24' x 40' building on the property. Mr. Hoffman is proposing a 42' x 56' structure which is 2,352 square feet. The total square footage for the existing and proposed building is 3,312 square feet.

Variance from Section 3AA4-05(A)(2) On lots larger than one acre in area, the total floor area of all accessory buildings on the property, when added together, shall not exceed the actual gross floor area for the principal building. A variance for the height of the barn is also required. She said it is proposed to be a bank barn and he will build it into the hillside

Ms. Sarko noted that Kristi Huskey who lives next door to the property, said she had no objections to the proposed application. This was entered into the record as Exhibit "A".

Ms. Sarko also noted that in calculating an approximate height Mr. Hoffman indicated that it is either a 4:12 or a 5:12 pitch. If it is a 5:12 pitch the approximate height of the 14-foot wall will be 22.75 feet; if it is a 4:12 pitch it will be approximately 21 feet.

Kim Hoffman, 7059 Basil Western Road said the barn is to store things that are outside inside such as; cars, furniture and items for his personal hobby. His house is a ranch so he does not want to overpower it with a big barn. He said the yard is sloped at Basil Western and it sort of goes up a little bit of a grade and then starts to grade down to the back lot line. He said he wants to dig into the hillside maybe 5' or 6', poured walls or block walls to take away some of the height so the barn will not be so tall. The basic 5' to 6' could be below grade because the doors would be on the southeast side where it is sloping down and that is where the doors would be.

Mr. Rector asked about the location with respect to the driveway. Mr. Hoffman said it would go downhill a bit to the southeast side of the barn and then, turn like a U-turn. Mr. Rector said there is 65 feet from the house to the barn so there is room for a swing around there.

Mr. Dellinger asked Mr. Hoffman to explain what the size of the building will be. Mr. Hoffman said it will be 42' x 56'. He said he may go smaller if the funds are not there but he does not want to go bigger. Mr. Hoffman said the height was 15 feet. Ms. Sarko said the building was going to be roughly 23.75 for a 5:12 pitch and 22' for a 4:12 pitch.

Mr. Collins asked how much taller the pole barn would be compared to the house. Mr. Hoffman said the house probably takes 14 to 15' to the peak but it is also on a hill. The way the house sits, it is on a hill and it slopes down and there is a walk out basement off the back. He said there was more acreage in the front of the house and side than there is in the back.

## **Violet Township Board of Zoning Appeals**

**October 17, 2019**

Mrs. Gillette said the barn would be approximately 10 feet taller than the existing dwelling. Mr. Hoffman said this was correct.

Mr. Dellinger asked what the other existing building was for. Mr. Hoffman said it was built in 1980 and it is getting pretty rough and he would like to keep it and make it to match the new barn.

Mrs. Gillette asked what the new building colors would be. Mr. Hoffman said he was thinking brown and burgundy or brown and maroon. The house is brick. He wants something to compliment the house.

Mr. Rector asked if he would be putting downspouts on the building. Mr. Hoffman said most definitely he would and they would run back to the creek.

Mr. Rector asked about exterior lighting. Mr. Hoffman said it would be a soffit light pointing down.

Mr. Collins asked how much larger he would build the existing building if he did so. Mr. Hoffman said he would just make it a little deeper maybe 32 feet. He said if he is going to have to take the skin off, the posts will probably need to be replaced and that would be a good time to make it a little bigger. He would only do this if he has to make his new building smaller.

Mr. Collins asked if he makes the new building smaller, would the square footage stay the same. Mr. Hoffman said something like a garage maybe 30' x 40'.

Mrs. Gillette asked if the new building would have 1 man-door and 2 overhead doors. Mr. Hoffman said that was correct. He is not planning on windows but he is not saying there will not be windows.

Mr. Dellinger asked if there would be heating or air conditioning in the building. Mr. Hoffman said he would have heat but he was not sure about the AC. The building will be insulated and will have a concrete floor.

Mr. Collins asked if there would be a loft in the new building. Mr. Hoffman said there would be scissor trusses and yes, to get storage off the floor.

Mr. Dellinger asked if there would be a lift in the building. Mr. Hoffman said yes there would be a lift for vehicles.

Mr. Dellinger asked if there would be a drain on the floor. Mr. Hoffman said if there is a drain it would be where a car comes in and if it was wet just to drain the water out. The drain would go wherever it needs to go according to the code.

Mr. Dellinger asked where his septic system was. Mr. Hoffman said his septic system is on the east side of the house between Allen Road. Mr. Dellinger asked if he had a drain in his new garage could he get over to the septic tank. Mr. Hoffman said you could get there if you had to. Mr. Dellinger said salt water, grease etc. cannot go in the creek.

Mr. Collins asked how far away from the trees the building would be. Mr. Hoffman said about 5 to 10 feet.

Mr. Collins noted for the record to show there was no one in attendance to speak for or against the application.

Mrs. Gillette asked the Board if they could say that the square footage of the new and existing accessory buildings will not exceed 3,312 square feet. They were all in agreement.

Mrs. Gillette asked Mr. Hoffman if it would be acceptable to him if they combined both requests. Mr. Hoffman said that was fine. Mr. Collins added for the height not to exceed 10 feet.

# Violet Township Board of Zoning Appeals

October 17, 2019

Mrs. Gillette made the motion to approve Case Number 26-VA-2019 a variance from the provisions of Violet Township Zoning Resolution Section 3AA4-05(A)(2) to allow the construction of an accessory building whose floor area in combination with other existing accessory buildings will not exceed 3,312 square feet and a variance from Section 3AA4-05(A)(4) to allow the height of an accessory building to exceed the height of the existing dwelling by not more than ten feet (10') and Section 3AA4-05(A)(5)(b) to allow the accessory building to be constructed in front of the home as shown in in accordance with the exhibits and the application. Mr. Rector seconded the motion. Roll call vote: Mrs. Gillette, yes; Mr. Rector, yes; Mr. Dellinger, yes; Mr. Collins, yes. Motion carried.

Mrs. Gillette said at the top of the agenda it said the meeting started at 7:00 p.m. Ms. Sarko said she would correct the agenda to read 7:30 p.m.

Mrs. Gillette made a motion approve the April 18, 2019 meeting minutes. Seconded by Mr. Dellinger. Roll call vote: All ayes.

Mr. Dellinger made the motion to adjourn the BZA meeting at 8:10 p.m. Mr. Rector seconded the motion. Roll call vote: All ayes. Meeting adjourned.

Approved:

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Thomas Collins, Chair

Date: \_\_\_\_\_

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Donald Rector, Secretary

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Albert Kluczynski, Board Member

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Denise Cole, Board Member

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Cathy Schirtzinger, Board Member

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Stephanie Gillette, Board Member

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Rick Dellinger, Alternate Member