

THOMPSON TOWNSHIP BOARD OF ZONING APPEALS

HEARING #2016-01

MAY 5, 2016

ATTENDANCE: William Reno, George Davis, Jim Schaffer, Bonnie Lette, Frank Sirna (trustee)

Meeting was called to order at 7:30PM by co-chair Bill (William) Reno. To speak or testify the following were sworn in: Fred Green, PO BOX 67, Thompson, OH 44086 (property owner and applicant)

Darlene Billy, 16677 Moseley Road, Thompson, OH 44086

Fred Green, applicant was asked to present his case. He stated that he wants to sell six (6) acres of property on the corner of Madison Road and Moseley Road, North of Gene Snodgrass. There was originally 70 acres when purchased 30 – 40 years ago and this property was never used. He wants to sell the land to give funds to his brother who lives out of state. They both inherited the land on the death of their father, Robert Green. The 300-foot road frontage for the balance of the property is the issue. The zoning regulations do not stipulate that the frontage is continuous. He would still have 490 feet of frontage on the remaining 22.99 acres after the six acres would be split off; this would meet the 300-foot requirement. The remaining property would still allow for the spring water easement to the Moseley Farm (which was supposed to end on the death of Bessie Moseley). Jim Schaffer agreed that the lot split would create a nonconforming lot to the remaining land. George Davis asked if we should check with the prosecutor to see if this was legal. Jim said that the granting of a variance was not necessary as the future lot splits would require variance approval as they were nonconforming lots. There were no comments or concerns from any other property owners.

Fred stated that there would be no other lots splits during his lifetime. At the time of his death a good portion of the remaining land would be donated to the Ledge Park Board. Jim Schaffer motioned to grant the variance for the split of land for the sale of the six (6) acres parcel. Bonnie Lette seconded the motion. Roll call was made with all members present voting in the affirmative. The variance was granted.

Bonnie Lette motioned to adjourn the hearing; seconded by George Davis; all ayes on roll call. Meeting adjourned.

**REGULAR SESSION MEETING FOR FINDING OF FACTS**

Bill (William) Reno called to order a meeting to determine Finding of Facts for the approved variance.

1. No opposition from adjoining property owner
2. Interpretation of the 300-foot frontage zoning regulation was met; 490-foot frontage remained; not continuous.

3. This is an area variance and does not require the unnecessary hardship test which is more stringent.

The Board will meet on Tuesday, May 10, 2016 at 5:30 PM at the Administration Building to read the minutes into record.

Jim Shaffer motioned to adjourn the meeting; seconded by George Davis; all ayes; meeting adjourned.

Minutes taken and typed for record by NANCY HAWLEY, BOZA Secretary

## **FINDINGS OF FACT MEETING**

ATTENDANCE: William (Bill) Reno, James (Jim) Schaffer, George Davis, Bonnie Lette

The meeting was called to order at 5:30 PM by co-chair Bill Reno. Minutes and Finding-of Fact were read and approved with minor corrections – South to North, spelling of Lette and 400 to 490 feet. Approved as corrected. Form 18 (Findings of Fact Relating to Appeal for Variance), Form 19 (Decision Relating to Appeal for Variance), and Form 20 (Notice of Action) were signed for record. Copies of Form 20 were copied; one for the applicant, Fred Green and one for Zoning Inspector, Ken Walsh.

George Davis motioned to adjourn; seconded by Bonnie Lette all responded with aye. Meeting adjourned.

Minutes taken and typed for record by Secretary, Nancy Hawley