

RUSHCREEK TOWNSHIP  
BOARD OF ZONING APPEALS  
JUNE 21, 2019

Zoning Board of Appeals Members in Attendance: Phil Miller, Loren Young, Charlie Hockman, Tim Thomas and Zoning Inspector Nicole Schmelzer

Visitors in Attendance: David Myers, Ann Myers, Mary Miller, Cole Gordon, David Gordon, & Teena Gordon

A meeting of the Rushcreek Township Board of Zoning Appeals was opened by Chairman Phil Miller on June 21, 2019 at 6:20 p.m. leading with the Pledge of Allegiance for a variance application filed by Cole and Megan Gordon for a property located at 7575 Bremen Road SE, Lancaster, OH, requesting that the 80 feet of driveway that is considered road frontage for David and Teena Gordon be split in half so they could sell off part of the property to Cole and Megan Gordon thus giving each party only 40 feet of road frontage which is below the required 175 feet.

The committee ruled that the property driveway could not be split in half to award each party 40 feet of road frontage.

The committee suggested that if the property could be lot split, there be some type of egress for the driveway to allow each party road frontage. This would dependent upon the zoning inspector confirming with Regional Planning whether a lot split is possible.

Dave Myers, a neighbor to the Gordons, was present and stated that he would like to see the barn torn down as part of approval to build the new home. The committee did not rule on this as it is not a concern at this time.

The Gordons did indicate that the barn will be torn down if the new house is built.

The committee determined that they will not rule for or against the variance until a conversation is conducted with Regional Planning.

Zoning Inspector Nicole Schmelzer will contact Regional Planning on Monday, June 24 to inquire what options the Gordons have regarding splitting their lot.

The meeting was adjourned at 7:05 p.m.

Update: Zoning Inspector Nicole Schmelzer spoke with Regional Planning on June 24 at 3:30 p.m. They stated that the property could not be done into lot splits and would not be approved by Regional Planning. Further, they determined that the only option for the homeowners would be if Rushcreek Township would grant a variance for a second home to be built on the property owned by David and Teena Gordon. Regional Planning would have no objections.

Zoning Inspector Nicole Schmelzer followed up with the committee members and they all agreed that a variance would be approved for the Gordons to be permitted to place a second home on the property owned by David and Teena Gordon. Further, the committee all stated and confirmed that the original variance request to split the driveway would not be approved.

Cole Gordon informed the zoning inspector that he will be meeting with the bank on Friday, June 28<sup>th</sup> to inform them that the only variance that will be granted will be for a second home to be built on the property. If the bank is willing to accept this variance, he will inform the zoning inspector if a formal variance needs to be prepared for submission to the bank and approval by the Board of Zoning Appeals.