

**Leroy Township Zoning Board of Appeals
Public Hearing 2024-4 – June 25, 2024
Leroy Township Town Hall, 6684 Paine Road, Leroy Township OH**

PUBLIC HEARING

Chairman Veselko called the meeting to order with the pledge to the flag.

Roll Call: Chairman, Rudy Veselko, Vice Chairman, Shawn Parker, Members Tim Toman, Greg Miller

Absent: Susan Hanna, Alternate, Amy Shelton

Staff Present: Zoning Inspector, Noell Sivertsen, Secretary, Nancy Kranstuber

Audience: Residents Nick Beebe, Ross Beebe, Olivia Jones

Purpose of Hearing: A variance is requested by Mr. Nicholas Beebe, 6879 Brakeman Road, Leroy Township, to construct an accessory building at a proposed 75.23 feet from the edge of the right of way. Section 16.1 requires all structures be a minimum of 100 feet from the edge of the right of way. A variance of 24.77 feet is being requested.

An **Oath of Truthfulness** was administered by Chairman Veselko to those in attendance who planned to speak during the proceedings.

A **legal notice of the hearing** was published in the News-Herald on June 5, 2024, and on the township website. Written notices were mailed to all parties of interest.

Testimonies of Interested Parties: Requests to build a detached garage.

Testimonies from guests and audience: None

Correspondence Received: None

Recommendation of Zoning Inspector: Approve. The property is unique in that the overall depth of the lot is only 135.23 feet. This is a pre-existing non-conforming lot in that the overall acreage is a total of one acre. If the structure were to be constructed at the minimum rear yard setback of twenty feet, a variance would still be required.

Motion to Approve: Parker made a motion to approve the submitted variance request; Miller seconded.

Poll of Vote: Veselko – Yes Miller - Yes
Parker – Yes Toman – Yes

Variance 2024-4 APPROVED

GENERAL MEETING

- Parker made a motion to approve the April 23, 2024, meeting minutes as written; Miller seconded. All in favor.
- Old Business: None
- New Business: None

ADJOURNMENT: Hearing no requests for further business, Veselko made a motion to adjourn; Parker seconded. All in favor.

Respectfully submitted,

N Kranstuber
Secretary, Zoning Board of Appeals