

Washington Township Zoning Board of Appeals
Public Hearing
February 18, 2011 – 7:00 p.m.

Meeting was called to order by Chairperson, Matt Hart, at 7:00 p.m. with the Pledge of Allegiance.

Roll call: Mr. Hart, present; Mr. Conner, present; Mr. Ducey, present; Mrs. Gorski, present; Mr. Thoman, present; and alternate John Henry, present.

Mr. Hart explained the format and agenda for the hearing.

This hearing is at the request of Richard M. Anderson, 3072 Shoreland Avenue, Washington Township, Lucas County, Ohio. This is for a variance of zoning resolution section 1320, specifically, to allow seasonal placement and storage of a boat and trailer.

All public and legal notices have been published in *The Blade*, Thursday, January 27, 2011 and *Point-Shoreland Journal*, Sunday, January 30, 2011.

Public Comment:

Mr. Richard Anderson, 3072 Shoreland Ave.: Mr. Anderson expressed his appreciation for having the meeting at this time. His boat has been in his possession since 1985. It was kept on his premises without issue and, due to zoning regulation changes, he is now applying for his variance. He keeps it in a "courtyard." Due to property lines, he is unable to move it behind his house. He has it kept hidden from view with various landscaping and placement in the courtyard.

Mr. Mark Pendrey, 3062 Shoreland Ave.: He felt that the time the boat is kept at Mr. Anderson's property is not a problem; he cannot even see it. The boat is in the water for a very long time. Mr. Pendrey felt that he should be able to keep the boat where it is; it is not in view at all.

Bob Kniesley, 3061 Shoreland Ave.: Mr. Kniesley thanked the roads department for the exceptional snow removal and the decorated fire truck during the holidays. He has no complaints about Mr. Anderson's boat: he cannot see it all from his property. Would like to see Mr. Anderson be given this variance.

Becky Bodette, Zoning Inspector: She felt that if this variance is requested, that the boat be 40' or less and should be kept covered as it currently is.

Karen Siwa, 3062 Shoreland Ave.: She is fine with the boat being there.

Mr. Anderson: It would be a financial hardship for him to find commercial storage for the boat. If the board would grant the variance and put a time-frame on the storage of the boat, he would feel it perfectly logical.

Public comment portion of the meeting was closed.

Mr. Ducey visited the site and said that it was hard to see there was a boat on the property. Because of the color of the tarp, it is extremely difficult to see.

Mr. Ducey made a **MOTION** that this variance be granted with the condition that the boat be covered

as it is currently, with a brown cover, and that storage be limited through Oct. 1-May 31. Harry Thoman seconded the motion.

Matt Hart asked Ms. Bodette to explain why this request was originally denied. She said that it is technically located "in front" of the dwelling. She further stated that restricting storage to a number of months could be problematic if, for some reason, Mr. Anderson was unable to put the boat in water.

There was discussion regarding limiting the time of storage of the boat.

Mr. Ducey amended the motion to not have the monthly storage restriction. Mr. Thoman seconded the amendment to the motion.

Mr. Ducey withdrew his original motion and Mr. Thoman withdrew his "second" to those motions.

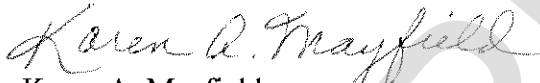
Mr. Ducey made a **MOTION** to approve the variance as submitted. Mr. Thoman seconded. With no further discussion, roll call was conducted: Mr. Thoman, yes; Mrs. Gorski, yes; Mr. Ducey, yes; Mr. Conner, yes; and Mr. Hart, yes.

Mr. Hart recessed the meeting at 7:26 p.m. to approve the minutes.

Mr. Hart called the meeting back to order at 7:34 p.m. Mr. Thoman made a **MOTION** to approved the minutes as presented. Mr. Ducey seconded. Roll call to approve the minutes: Mr. Hart, yes; Mr. Conner, yes; Mr. Ducey, yes; Mrs. Gorski, yes; and Mr. Thoman, yes.

Mr. Ducey made a **MOTION** to adjourn the meeting at 7:40 p.m. Mrs. Gorski seconded. Roll call to adjourn: Mr. Thoman, yes; Mrs. Gorski, yes; Mr. Ducey, yes; Mr. Conner, yes; and Mr. Hart, yes.

Respectfully submitted,


Karen A. Mayfield
Washington Township Zoning Secretary





