

Washington Township - Board of Zoning Appeals
Zoning Appeals Hearing
Tuesday, November 23, 2010
6:00 p.m.

Meeting was called to order by Chairperson, Matt Hart, at 6:00 p.m. with the Pledge of Allegiance.

Roll call: Bill Ducey, present; Matt Hart, present; John Henry, present; Kathy Gorski, present; Harry Thoman, present; and John Henry (alternate), present. Chuck Conner was absent.

Matt Hart introduced members of the Zoning Board of Appeals and reviewed the meeting format and agenda.

This hearing is at the request of Lori Thatcher, 801 Tralger Dr., Toledo, Ohio 43612, for a variance of zoning resolution sections 603.A, and 1310.A, specifically to allow the replacement of a garage that extends 10 ft. into the required front yard setback.

All public and legal notices have been published in *The Blade* (November 11, 2010) and the *Point-Shoreland Journal* (November 14, 2010).

Public Comment:

Lori Thatcher, 801 Tralger Drive: Just wants to replace the structure that was there, in the same place. Just had a driveway and sidewalk replaced to the garage.

Ray Baron, 5530 Brophy Drive: Cited the characteristics of the neighborhood and felt that her new garage should be allowed.

Mary Moszkowicz, 849 Tralger Drive: stated that the new garage would be an improvement to the neighborhood and should be allowed.

With no one else wishing to speak, public comment was closed.

Matt Hart mentioned the setback from Omar but felt that her odd-shaped lot is a hardship. She is looking to improve the lot. Bill Ducey visited the property and concurred with previous comments. He felt the drawing and measurements were incorrect, and mentioned what the proper measurements should be. He would like to see the motion worded very carefully to cover the correct measurements and not what was presented on the drawing.

Harry Thoman made **MOTION** to approve the variance requested by Ms. Thatcher of a 10 foot variance of setback for a front yard, or, in other words, 45 feet from the center line of the road. Kathy Gorski seconded. Roll Call: Mr. Ducey, yes; Mrs. Gorski, yes; Mr. Thoman, yes; Mr. Hart, yes; and Mr. Henry, yes.

Harry Thoman made a **MOTION** to recess the meeting at 6:15 p.m. to prepare the minutes. Motion was seconded by Bill Ducey. Roll call: Mr. Hart, yes; Mr. Henry, yes; Mr. Ducey, yes; Mrs. Gorski, yes; and Mr. Thoman, yes.

Matt Hart made a **MOTION** to reconvene the meeting at 6:21 p.m., to approve the minutes. Motion was seconded by Harry Thoman. Roll call: Mr. Hart, yes; Mr. Henry, yes; Mr. Ducey, yes; Mrs. Gorski,

yes; Mr. Thoman, yes.

Matt Hart made a **MOTION** to approve the minutes as prepared. Kathy Gorski seconded. Roll Call: Mr. Ducey, yes; Mrs. Gorski, yes; Mr. Thoman, yes; Mr. Hart, yes; and Mr. Henry, yes.

Harry Thoman **MOTIONED** to adjourn the meeting at 6:25 p.m. Kathy Gorski seconded. Mr. Ducey, yes; Mrs. Gorski, yes; Mr. Thoman, yes; Mr. Hart, yes; and Mr. Henry, yes.

Respectfully submitted,

Karen A. Mayfield

Karen A. Mayfield
Zoning Secretary

William S. Ducey

William S. Ducey

John Henry

Harry Thoman

Kathy Gorski

APPROVED