



CLARK COUNTY OHIO

COMMUNITY & ECONOMIC DEVELOPMENT

3130 East Main St., Springfield, OH 45503, Suite 1A | Phone: 937.521.2160 | Email: communitydevelopment@clarkcountyohio.gov

Clark County Board of Zoning Appeals

Regular Meeting – Thursday, May 25, 2023 – 9:00 am.
Springview Government Center, Conference Room 151
3130 E. Main St., Springfield, OH 45503

AGENDA

- 1. Present for Roll Call
2. Approval of Minutes: April 27, 2023 Discussion & Action
3. Case #BZA-2023-06 Discussion & Action
Owner/Applicant: Rodz Bros Construction & Remodeling LLC
Location: 2783 S Dayton Lakeview Rd; Bethel Township
Request: Variance to Chapter 5, Section 501.02 to allow gravel parking area, aisles and drives and Variance to Chapter 2, Section 213 to reduce the rear setback from 70 ft. to 25 ft.
4. Case #BZA-2023-07 Discussion & Action
Owner/Applicant: David C. Lyle and Rhonda K. Hatfield
Location: 6220 Harvest St.; Moorefield Township
Request: Variance to Chapter 2, Section 201, to reduce the frontage from 150 ft. to 24 ft. to create two (2) new lots.
5. Case #BZA-2023-08 Discussion & Action
Applicant: Wesbanco Bank Inc.
Location: 7601 Dayton-Springfield Rd.
Request: Variance to Chapter 8, Section 802.05 to allow a non-residential accessory structure in the front yard.
Owner/Applicant: Timothy & Danielle Holzmam
Agent: James Kent
Location: 9278 Lower Valley Pike; Bethel Township
Request: Variance to Chapter 8, Section 802.02.063 to increase the size of an accessory dwelling unit from 600 sq. ft. to 1,172 sq. ft.
6. Case #BZA-2023-09 Discussion & Action
Owner/Applicant: Timothy & Danielle Holzmam
Agent: James Kent
Location: 9278 Lower Valley Pike; Bethel Township
Request: Variance to Chapter 8, Section 802.02.063 to increase the size of an accessory dwelling unit from 600 sq. ft. to 1,172 sq. ft.
7. Case #BZA-2023-10 Discussion & Action
Owner/Applicant: Barry & Donna Hatfield
Agent: Stephanie Hatfield Morris
Location: 7524 Milton Carlisle Rd.; Bethel Township
Request: Conditional use under Chapter 7, Section 728.04 for a major home occupation for a firewood business.
8. Case #BZA-2023-11 Discussion & Action
Owner/Applicant: Barry & Donna Hatfield
Agent: Stephanie Hatfield Morris
Location: 7524 Milton Carlisle Rd.; Bethel Township
Request: Variance to Chapter 7, Section 728.05.05 to allow outside storage with a Conditional Use
9. Case #BZA-2023-12 Discussion & Action
Owner/Applicant: Jeffrey Thomas & Latishia Detty
Location: 624747 Botkin Rd; Madison Township.



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Request: Variance to Chapter 8, Section 802.03.02 to construct a 32 ft. by 48 ft. barn with a 600 sq. ft. accessory Dwelling Unit in the front yard.

10. Case #BZA-2023-13 Discussion & Action
Owner/Applicant: Gregory & Karen Thompson
Location: 50 Clubhouse Dr. in Harmony Township.
Request: Variance to Chapter 8, Section 802.06.03 to allow the maximum height of accessory structure at 23 ft. instead of 20 ft.
11. Case #BZA-2023-14 Discussion & Action
Owner/Applicant: Robert Lemaster
Agent: Archadeck Outdoor Living
Location: 289 Tillie Ln.; Bethel Township.
Request: Variance to Chapter 8, Section 806.02.015 to allow a front porch open on three sides to project into the front yard more than 8 ft.
12. Case #BZA-2023-15 Discussion & Action
Owner/Applicant: Kamron A Nichols
Location: 6175 Moorefield Rd; Moorefield Township.
Request: Conditional Use under Chapter 7, Section 728.04, for a major home occupation for construction services.
13. Case #BZA-2023-16 Discussion & Action
Owner/Applicant: Kamron A Nichols
Location: 6175 Moorefield Rd; Moorefield Township.
Request: Variance under Chapter 7, Section 728.05.04 to construct a barn for a major home occupation for construction services and Section 728.05.09 to allow for more than 1 light duty commercial vehicle
14. Case #BZA-2023-17 Discussion & Action
Owner/Applicant: Kamron A Nichols
Location: 6175 Moorefield Rd; Moorefield Township.
Request: Variance under Chapter 8, Section 808.06.07, to construct a 45 ft. by 45 ft. recreational pond on a lot less than five (5) acres, closer than 25 ft. to any lot line and closer than 75 ft. to road right-of-way.
15. Case #BZA-2023-18 Discussion & Action
Owner/Applicant: Alec & Jeani Ashbaugh,
Location: 135 W Main St.; Bethel Township.
Request: Variance to Chapter 8, Section 802.06.03 to allow 1,800 sq. ft. in accessory structures on a lot under one (1) acre.
16. Staff Comments
Next scheduled meetings: June 29, 2023
17. Adjournment Action