

**LIBERTY TOWNSHIP BOARD OF ZONING APPEALS**  
**June 11, 2019**  
**6:00 p.m.**  
**MEETING MINUTES**

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The Board of Zoning Appeals was called to order at 6400 Princeton Road, at approximately 6:00 p.m. by Mr. Schweier. The Pledge of Allegiance was recited.

Upon call of the roll, members in attendance were Mr. Andrew Schweier, Mr. Richard McKinney, Mr. Robert Rogers, Mr. Michael DeHart and Ms. Brienne Fey (arrived at 6:04). Also in attendance was Bryan Behrmann, Director of Planning and Zoning and Karla Chaney, Zoning Specialist.

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Mr. Rogers made a motion to **APPROVE** the Minutes from the May 14, 2019 meeting. Mr. Schweier seconded the motion. Upon call of roll: Mr. Rogers – yes; Mr. Schweier – yes; Mr. McKinney – yes; Mr. DeHart – yes. The motion passed and the Minutes were approved.

Mr. Schweier made a motion to **APPROVE** the Notice of Decision for BZA19-007. Mr. McKinney seconded the motion. Upon call of roll: Mr. Schweier – yes; Mr. McKinney – yes; Mr. Rogers – yes; Mr. DeHart – yes. The motion passed and the Notice of Decision was approved.

Mr. Schweier made a motion to **APPROVE** the Notice of Decision for BZA19-008. Mr. McKinney seconded the motion. Upon call of roll: Mr. Schweier – yes; Mr. McKinney – yes; Mr. Rogers – yes; Mr. DeHart – yes. The motion passed and the Notice of Decision was approved.

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Mr. Schweier reviewed the hearing procedures and performed a group swearing in.

Mr. Schweier called for the first case.

Ms. Chaney presented the staff report and PowerPoint Presentation for case **BZA19-009**, Mr. Chuck Springmyer was requesting a variance under Section 4.10.3 and Table 4.10-A of the Liberty Township Zoning Resolution to reduce the rear yard building setback from the required 45 feet minimum setback to 34.84 feet from the property line for a house addition.

Mr. Schweier asked if there were any questions for staff.

Mr. Schweier asked to hear from the applicant.

Chuck Springmyer, (5704 Summerfield Court, Liberty Twp., OH) explained his family had outgrown the existing house, they needed more bedrooms and storage space. He stated when designing the addition he did not realize what he believed was the side property line was actually the rear property line.

Mr. Schweier asked if there were any questions for the applicant.

Mr. DeHart asked the applicant if he had received approval from his Home Owners Association. Mr. Springmyer stated he had received approval from his HOA.

Mr. Schweier asked if anyone would like to speak in favor of the variance.

Todd Minniear (6703 Liberty Park Drive, Liberty Twp., OH), Community Montessori School, spoke in support of granting the variance request.

Mr. Schweier asked if anyone would like to speak in opposition of the variance. There were none.

Mr. Schweier **CLOSED THE PUBLIC HEARING** for BZA19-009 and the Board began their deliberations.

Mr. McKinney asked for clarification on how the rear property line was determined. Mr. Behrmann referred Mr. McKinney to the staff report and Section 4.10.1(ii) of the Liberty Township Zoning Resolution.

Mr. Rogers stated he felt the property was the hardship and mentioned the applicant submitted an alternative and still needed a variance.

Mr. Schweier concurred with Mr. Rogers.

Mr. Schweier made a motion for BZA19-009 to **APPROVE** the variance request. Mr. McKinney seconded the motion. Upon call of roll: Mr. Schweier – yes; Mr. McKinney – yes; Mr. Rogers – yes; Ms. Fey – yes; Mr. DeHart – yes. The motion passed and the request was approved.

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Mr. Schweier made a motion to adjourn. Upon call of the roll, the motion passed unanimously and the **BOARD OF ZONING APPEALS MEETING ADJOURNED.**

Respectfully submitted,

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Andrew Schweier, Chairman

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Karla Chaney, Secretary