

**HARRISON TOWNSHIP**  
**Board of Zoning Appeals**  
**Monday, March 13, 2017**  
**7:00 p.m.**

The meeting of the Harrison Township Board of Zoning Appeals was called to order at 7:00 p.m. on Monday, March 13, 2017.

**Those present:**

Charles Waldron  
Patricia Larrick  
Donald Marlow  
Steven Russell

Justin Riley Olszewski,  
Zoning Administrator, Development Dept.

**Those not present:**

Jerry Barnes

**APPROVAL OF THE MINUTES:**

Don Marlow made a motion to approve the minutes dated January 9, 2017. Ms. Patty Larrick seconded the motion. Motion carried and passed 4-0.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Case No. BZA-02-17**

Case# BZA-02-17 was initiated by The Sarah Sillin Family Trust, 2924 Ridge Ave., Dayton, OH 45414. The applicant is requesting a Variance under Article 12, Section 2104.2, reducing the minimum side yard depth from 8 feet to 4 feet along the west lot line. The property is located at 2825 Brandon Rd., Dayton, OH 45414, Harrison Township, Montgomery County, Ohio.

Staff stated that the property is located on the north side of Brandon Rd. near Webster Ave. The property is currently zoned "R-4" Single-family Residential. The surrounding zoning is "R-4" Single-family Residential. The surrounding land use is single-family residential. The site was granted a variance to construct an accessory structure on a lot without a primary structure in case BZA 05-04. A single pole barn accessory structure exists on the lot. Article 12, Section 1204.2, states that the minimum side yard depth shall be no less than 8 feet. The applicant is proposing to expand the existing structure that would encroach on the side yard by 7 feet, reducing the depth to 4 feet.

Staff then stated that they recommend the Board take all information and testimony into consideration.

The applicant, Sarah Sillin, 2924 Ridge Ave., was duly sworn and stated that she would like to expand the existing structure that would encroach on the side yard by 7 feet, reducing the depth to 4 feet. The extra 7 feet would allow the family to remove a car without having to move other cars out of the way. No business is operated from this structure, the garage is used for family storage only.

After some discussion among Board members, Mr. Steven Russell made a motion to approve Case No. BZA-02-17 as submitted. Mr. Don Marlow seconded the motion. Motion carried and passed 4-0.

**ADJOURNMENT:**

There being no further business to discuss, Mr. Steven Russell made a motion to adjourn the meeting. Ms. Patricia Larrick seconded the motion. Motion carried and passed 5-0.

Respectfully submitted,

Harrison Township  
Board of Zoning Appeals

---

Colleen Wegley  
Administrative Assistant

---

Charles Waldron, President

---

Patricia Larrick, Vice President

---

Steven Russell

---

Jerry Barnes

---

Donald Marlow

Attested as to Signatures,

---

Colleen Wegley  
Administrative Assistant