

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS  
MINUTES OF MEETING HELD JUNE 27, 2022**

The City of Germantown Board of Zoning Appeals met on June 27, 2022 at 7:02 p.m. at City Hall.

**MEMBERS PRESENT:** The following members were present at the Call to Order: Mrs. Izor, Mr. Dalton, Mr. Treiber, and Mrs. Spencer.

**ALSO PRESENT:** Keith Brane, City Planner; and Mike Novean, Burkhardt Engineering.

**CONSIDER APPROVAL OF THE MINUTES OF THE MAY 9, 2022 BZA MEETING:**

On a motion by Mr. Trieber, seconded by Mr. Dalton, it was moved to approve the minutes of the May 9, 2022 meeting as written. On call of the roll: Mr. Treiber yes; Mr. Dalton, yes; Mrs. Izor, yes; and Mrs. Spencer, yes. Motion carried.

**VARIANCE APPLICATION V22-02:** Chairman Izor said tonight we have one public hearing, Variance Application V22-02 made by Emmanuel's Evangelical Lutheran Church of Germantown, 30 West Warren Street, Germantown, Ohio 45327 to allow 248 N. Main Street to appeal section 1127.74, Height and Area regulations, of the City of Germantown Codified Ordinances and 1113.12 (G) of the Subdivision Regulations. If granted the variance would allow further subdivision of the lot. Chairman Izor asked the applicant to give an overview of the request.

Mr. Mike Novean of Burkhardt Engineering, 28 N. Cherry Street, Germantown said the Church approached us to prepare the split for the parsonage which is part of the larger parcel which includes the Church plus a small strip. Just the parsonage is coming out and we noted a couple deficiencies relative to the current zoning code. We are requesting variances for the front yard setback, the side yard setback, and the rear yard setback. There is also a vacant lot to the north the Church is also selling as a part of this and we are combining those two pieces to come as close to the minimum lot area as we could.

Mr. Dalton asked if there had been any feedback from the neighbors. Mr. Novean said he asked Mr. Brane who said one of the neighbors had asked a question which he was able to answer.

Chairman Izor said I noticed you left an easement area in the back per the request of the Fire Department. Are all parties okay with that back boundary being defined as it is? Mr. Novean said the Church was fine with that as well as the potential buyer. There is easement language being added to the legal descriptions of the property for access to the garage from the rear.

Mr. Brane reviewed the staff report and recommended approval of the request.

Chairman Izor opened the public hearing at 7:09 p.m. and asked if there were proponents wishing to speak.

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Ms. Janine Koch of 261 N. Main said she lives adjacent to the property and she just wanted to see what the new lines are. Chairman Izor asked her to come up to look. The board reviewed the drawing with Ms. Koch.

Chairman Izor asked if there were any opponents wishing to speak. Seeing none, she closed the public hearing at 7:13 p.m.

Chairman Izor asked the board if there was any discussion.

Mr. Trieber said I drove by there earlier today and I think it's a pretty wise choice.

On a motion by Mr. Trieber, seconded by Mrs. Izor, it was moved to approve Variance Application V22-02 as proposed. On call of the roll: Mr. Trieber, yes; Mrs. Izor, yes; Mr. Dalton, yes; and Mrs. Spencer, yes. Motion carried.

**ADJOURNMENT:** With no further business, the meeting adjourned at 7:19 p.m.

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Whitney Izor  
Chairman, Board of Zoning Appeals

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Keith A. Brane  
City Planner