

**Richfield Township Board of Zoning Appeals
Special Meeting November 7, 2022**

The meeting was opened at 7:00 p.m. with the following members in attendance:

Jeffrey Smola, Chair
Natalie Grubb, Member
Geoffrey Graham, Vice Chair
Rob Kapitan, Member

Also in attendance:

Patricia Ryan, Zoning Inspector
Susy Scott, Applicant

Mike Mrksich, Contractor

OLD BUSINESS:

None

NEW BUSINESS:

Case 666-22, the owners Brock and Suzy Scott/KRJ Investments, LLC, are requesting a variance from Section 301-4-O-3 to construct new 32' x 46' accessory building at 4650 Townsend Road, PPN# 48-00688 near the same location in the front yard as the existing 24' x 24' accessory building. The new building will be larger than the current structure.

Mr. Smola announced the case and asked the applicant to come forward. Ms. Suzy Scott, owner and their contractor, Mike Mrksich, came forward and were administered the oath by Mr. Smola.

Ms. Scott reviewed the project which was previously denied by the Board as Case 665-22 due to no attendance by the applicant. Ms. Scott noted there were several changes to the proposal from the previous case including rotating the building, moving it back from the current building location and angling the building to be parallel to the house. Approval for the distance from the septic system from the SCHD was provided.

The Board asked how far the new building was from the edge of the riparian setback. Mr. Mrksich replied it was 7'. Mr. Smola referred to an email from Sasha at SCWD recommending the building be at least 5'-10' from the riparian. Since it is 7' the recommendation was satisfied. Mr. Mrksich noted the latest revision on the drawing, signed and dated the sheet. There was discussion regarding the aesthetics of the building and Ms. Scott described the siding and style of the building. She stated it was designed to not stand out to look like an accessory building from the street, it would match the remodeled house.

The Board discussed the new orientation and use of the building being it is 2 levels and much larger than the existing garage. They asked Ms. Scott how the second level was to be used and she replied for storage only. The Board asked if there would be living quarters in the building, and Ms. Scott stated there would be no living quarters. Ms. Grubb noticed on the applicant's statement that 2 walls of the existing building were to be used. Ms. Scott said this was no longer the case given the building would be moved further back. She came forward to strike the line from the statement, sign and dated the change.

Ms. Grubb also asked about the soil pile on the drawing and what that was for. Mr. Mrksich stated it would be used for backfill. Ms. Grubb wanted assurance that the pile would not remain after construction was completed. Ms. Scott stated they live next door and want to beatify the property so no dirt pile will remain.

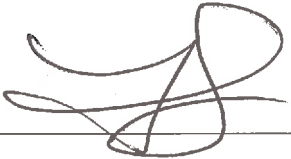
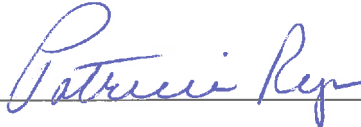
The Board reviewed the Resolution and made a motion to approve the variance. Ms. Grubb seconded. All members present voted to approve. The motion passed 4-0-0.

MINUTES:

A motion was made by Mr. Graham to approve the minutes from July 18, 2022. Ms. Grubb seconded. Motion passed 3-0-1. Mr. Kapitan abstained.

The Board set a special meeting date for December 12, 2022 due to their next regular meeting being scheduled the week of Christmas. The submittal deadline will be November 30, 2022.

With no other business before the Board Mr. Smola made a motion to adjourn. at 7:37p.m. Mr. Graham seconded. All members collectively approved.

Chairperson  Secretary  Date 1/16/23