



April 3rd, 2025

Logan-Union-Champaign Regional Planning Commission
c/o Brad Bodenmiller
PO Box 219
East Liberty, OH 43214
bradbodenmiller@lucplanning.com

RE: Avondale – Preliminary Plat
Zoning Compliance

Dear Mr. Brad Bodenmiller:

In March, I sent you a letter about the Avondale – Preliminary Plat. The letter provided a list of items which did not comply with the Darby Township Zoning Resolution. Since that time, the subdivider requested variances, and the Darby Township Board of Zoning Appeals (BZA) met and granted the following variances:

- Variance **granted** regarding: The minimum lot size in the U-1 District is 2.0 acres (Section 920, 3., a.). Lot 19 is only 1.70 acres.
- Variance **granted** regarding: The minimum lot size in the U-1 District is 2.0 acres (Section 920, 3., a.). Lot 22 is only 1.67 acres.
- Variance **granted** regarding: Several lots do not meet the require for a “minimum depth to width ratio: 1:1” (Section 920, 3., h.). The following lots are too shallow: Lot 18, 19, 22, 23, **and 24, and 25**.
- Variance **not required**: After further review, Lot 25 as proposed was found to be in compliance with the “minimum depth to width ratio: 1:1”.
- The March letter referred to setbacks on Lot 18 + Lot 22 and 23. The Subdivision Regulations only require a front yard setback be shown on a Plat. These will be reviewed and addressed when applications are received for zoning permits which is anticipated after approval of any Final Plat.

After the BZA decisions, I reviewed the updated Preliminary Plat (dated 03-17-2025). At this time, my concerns have been resolved. Please contact me with any questions you may have at (937) 243-0204.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Smith', is written over a faint, illegible printed name.

Scott Smith
Zoning Inspector
(937)243-0204
townshipsmith@gmail.com

Darby Township
Board of Zoning Appeals (BZA) Minutes

April 1, 2025

The Board of Zoning Appeals met on Monday, April 1, 2025 at 6:30 pm at the Darby Township Hall, Unionville Center, OH. The following Board and Alternate members were present: Dennis Graham, Charles (Chuck) Adams, Mike Priday, Peggy Beck, Nathan Cunningham, Mark Marsh and Kris Vollrath. Others present included: Scott Smith, Jim Scheiderer, Terry Nicol, Bart Barok and Roger Weeks.

Mr. Graham, Chair, called the meeting to order and the Pledge of Allegiance was recited.

Mr. Priday made a motion to approve the March 18, 2025 minutes. Mr. Adams seconded the motion. The minutes were approved as presented.

Mr. Bart Barok (Sox Real Estate) is requesting a variance. Mr. Barok is recommending the creation of large estate lots and is requesting the following variances.

- Lot 19 – minimum lot size reduced to 1.70 acres
- Lot 22 – minimum lot size reduced 1.67 acres
- Lot 18 – reduction in rear setback to 35'
- Reduction of minimum depth to width ratio for lots 18, 19, 22,23,24 and 25.

All variances as shown on the preliminary plat.

Mr. Smith reviewed the variance request noting that the preliminary plat was revised on March 17, 2025, and he would be providing information from the revised plat. He noted that with the revisions made to the plat that no variance is needed for lot 25.

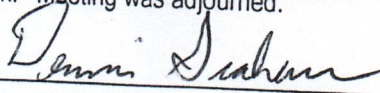
Mr. Barok indicated that the lots for the proposed subdivision are in both Darby and Jerome Townships. He noted that the property size is 67 acres with 15 acres being in Darby Township. He explained that in speaking to the school districts that it had been agreed upon that lot 19 would be in Fairbanks School District and not Jonathan Alder School District. Plans are to have large custom homes built on these lots. No variances were needed from Jerome Township as their minimum lot size requirement is 1.5 acres. A discussion ensued between the Board and Mr. Barok. Mr. Priday inquired if one motion could be made on the variance. All the Board member agreed to one motion for the variance request.

Mr. Priday made a motion to approve the variance as follows:

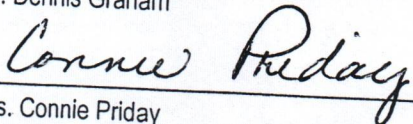
- Lot 18 – the house will not face north, which will allow all setback requirements to be met.
- Lots 19 & 22 – reduced lot size from the 2.00 acre requirement. Lot 19 reduced to 1.70 acres and lot 22 reduced to 1.67 acres.
- Lots 18, 19, 22, 23,24 – approved to not meet the minimum 1:1 width to depth ratio

Mrs. Beck seconded the motion. Roll call: Mr. Graham, yea, Mr. Adams, yea, Mrs. Beck, yea, Mr. Priday, yea and Mr. Cunningham, yea. Motion unanimously passed.

There being no further business Mr. Adams made a motion to adjourn the meeting, and Mr. Cunningham seconded the motion. Meeting was adjourned.



Mr. Dennis Graham



Mrs. Connie Priday