



Newbury Township

14899 Auburn Road

Newbury, OH 44065

Phone: 440 564 5997

Fax: 440 564 7512

Board of Zoning Appeals Meeting Record of Proceedings

Date Sept 16, 2025

7:00pm

Zoning Hearing regarding: CASE NO. AV 091625-02

Zoning Certificate Application No. 08182025-2

Property Address:

14645 Dora Dr, Newbury, Ohio 44065

Board of Zoning Appeals Members present:

Mike Fenstermaker

Chris Yaecker

Ed Meyers

Mary Lee Brezina

Scott Koller

Board of Zoning Appeals Members absent:

Lou Tomsic

Staff / other officials

Frank Kolk Zoning inspector

Amy Lydan Zoning secretary

Greg Tropf Trustee

Applicant/Guests Present:

Martin White

Jennifer White

Patrick Mcvey

Thomas F. Greve

Chesane M. Meakin

Albert Hehr

attendance is reflected as stated above

Board of Zoning Appeals (BZA) Vice Chairman Ed Meyers called the meeting to order at 7:00 p.m., and stated:

Mr. Meyers ,Vice Chairman stated that we are here to hear an appeal filed by Chesane Meakin and concerns this property : 14645 Dora Dr, Newbury, Ohio 44065

“Good evening. This is a meeting of the Newbury Township Board of Zoning Appeals. The Board of Zoning Appeals is a quasi-judicial body, and as such, its role is similar to a Judge – in a court case. We hear evidence and make decisions based upon the facts presented, the rules set forth in the resolution and the principles of law.

Please keep in mind that the applicant has the burden to produce evidence in support of the application, and the burden to persuade the Board that the evidence justifies the action being asked to take. The Board will not make the applicant’s case for him.

.person who speaks will slowly state for the record his/her name and address.

Both the Board and the applicant may request to continue a matter to a future date.”

Mr. Meyers asked the audience member(s) present, if they wanted to speak - to raise their right hand. Mr. Meyers swore in:

Martin White

Jenniffer White

Patrick McVey

Thomas F. Greve

Chesane M. Meakin

Albert Hehr

Mr. Meyers asked if all of the interested parties were notified and the Board Secretary stated that yes, all interested parties were notified.

****notable minutes as to what transpired at the hearing.**

Pat McVey of Englebrook construction and brother to Mrs Meakin presented it on behalf of the homeowners. The application is for a variance to put a garage on the property because there is not enough room in the existing garage. There is barely enough room for two cars and no space for mowers and there are two adult children living there that also have cars.

There is currently a shed on the property where the new garage will go and the shed will be removed.

Mr. Koller asked how long the shed has been on the property and how far it is from the property line.

Mrs. Meakin responded that the shed has been there for ten years and is about ten feet from the line.

Mr. McVey stated that the driveway goes right to the shed and the garage will be close to the south property line. It will be a detached garage. The entire property has been surveyed by Rudy Schwartz. It is a current survey

The new garage will be close to the south property line and that is the reason a variance is needed. It cannot be put near the existing garage due to a well and gas line in that area.

Mr. McVey stated that they will use vinyl siding and make the garage look like the house and that there will be windows on the west side. The structure will be 28 feet wide and 24 feet deep.

Just behind the existing garage is the septic and an 8-10 foot elevation drop off

The board received a letter from the neighbor to the south (14265 Dora Dr) stating that they had no issues with the addition.

Mr. Yaecker stated that the letter should be read into evidence

Mr Koller asked how far this will be built from the property line

Mr. McVey stated that it would be five foot three and an eighth of an inch. He said the drawing shows that he kept it 14 feet from the existing corner of the garage and that they wanted to go 26-28 feet deep but cut it down to 24 to preserve the 5 feet. If they were to move it farther to the west it becomes close as that property line angles away.

Mr Fenstermaker asked if this is 5 feet is from the blockwork

Mr. McVey responded yes 5 feet with overhangs and gutters.

Mr Fenstermaker stated that this would make the request for more than 5 feet

Mr. McVey stated he was unaware that was included

Mr. McVey stated that he could reduce the overhang but that would cause issues with water splashing on the house

Mr. Meyers asked for any more observations from the board

Mr. Yaecker stated that he understands that there are not a lot of places to put it. North goes across the front of the house. To put it in the side or back has the well and gas line.

Mr. McVey produced a picture of the gas line and well location.

Mr. Yaecker noted the slope and septic behind and that on the north side has the main electric line and phone and cable

Mr. Meyers asked the board if everyone understands what is being asked and if anyone has questions, comments or observations.

Ms. Brezina stated that she feels it is to close to the property line.

Mr. Fenstermaker asked if they knew of any alternative plans

Mr. Fenstermaker asked if they have spoken to the building department and stated that they could have problems building that close to another structure

Mr. McVey stated that they have not and are starting with zoning

Mr. Meyers stated, "I don't know how we can grant a variance of this percentage and defend future owners with similar requests. It sets a precedent, it's to close, its only 5 feet when it's supposed to be 30

Possible options were discussed including moving it closer to the north or moving the well and gas lines

Mr. Fenstermaker stated that moving the well could be an option

Mr. McVey stated that it was a fifteen thousand dollar project and was a hardship

Mr. Meyers stated that we cannot consider this, and it puts board in a difficult situation if they approve it as future applicants will want the same thing and stated that it's to close.

Ms. Brezina stated that the board cannot help figure out how to make a project work and must consider zoning

Guest Albert Hehr asked if it would be possible for the applicant to withdraw or to table this until the next meeting to allow the applicant time to look into alternatives

Mr. Yaecker asked the applicant if he would like time to investigate alternatives and come back with a revised plan

Mr. Fenstermaker stated that they like to get to 50 percent

McVey asked if he could get it to 12 feet would it be approved

Mr. Meyers stated that each case is looked at individually and that they would look at it

Mr. Meyers made a motion to :

Motion that the application from Chesane Meakin be tabled until a later date for the applicant to try and find an alternative plan.

Fenstermaker seconded**The board voted on the motion**

Fenstermaker – Aye

Mr. Kollar(Alt) – Aye

Mr. Yaecker - Aye

Mr. Meyers- Aye

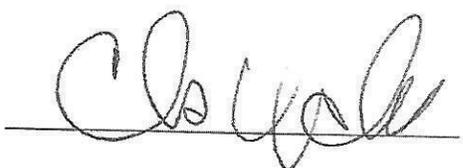
Mrs. Brezina- Aye

Motion Passed all in favor**Discussion about possible alternatives continued****The meeting was adjourned by Mr. Meyers**

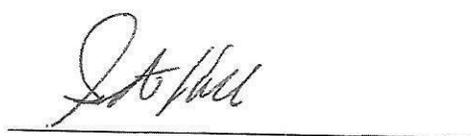
Lewis Tomsic, Jr., Chairman



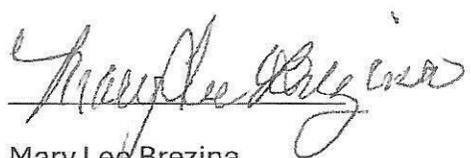
Mike Fenstermaker



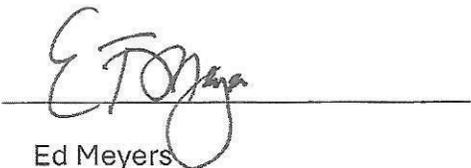
Chris Yaecker



Scott Koller



Mary Lee Brezina



Ed Meyers



As approved by: Amy Lydan, BZA Secretary