

Miami Township Board of Zoning Appeals
Meeting Minutes
August 20, 2025

The meeting was **called to order** at 7:05 by Chairperson Richard Silliman.

Attending: Members - Richard Silliman (Chair), Amy Achor, Eli Hurwitz and David Neuhardt

Also in Attendance: George Beiri, Abigail Cobb and Peter Buswinka

Mr. Silliman **opened the hearing** for Case # 2025-003-BZA

Case # 2025-003-BZA – Miami Township residents George Bieri and Abigail Cobb have applied for an area variance for the rear yard setback distance. They are planning to build an attached addition onto their existing dwelling. The intent as described by the applicant is to build a 450 square foot addition with it's own entrance to use as their primary residence. This will allow them the ability to give the existing section of the dwelling to one of their children to use as their primary residence. The new proposed addition would bring the dwelling to 23 feet from the rear property line. The property in question is 1053 E. Hyde Road, Yellow Springs, Ohio 45387 – Parcel F16-0001-0011-0-0008-00.

Notification of Public Hearing: A public hearing notification was provided by posting on the township's website at least 10 days prior to the hearing. Notification was also listed in the Yellow Springs News. Letters were sent to all owners of record adjacent and within 300 feet of premises in question.

Staff Analysis: The property in question is in zoning district R1B – Residential. According to the Miami Township Zoning Resolution, the rear yard depth shall be no less than 40 feet. According to the applicant, when the dwelling was first built, a variance was given by this board to build the home 32 feet from the property line. The proposed addition would bring the dwelling to 23 feet from the property line. The property to the rear of the applicant is an 81 Acre lot that is wooden and has a significant downward slope near the adjacent section to the applicant.

Attachments: Includes the variance application, statement from the applicant, site plan/building drawings and adjacent properties list.

Mr. Silliman swore in all the participants that were planning to speak at the hearing.

Mr. Bieri explained the reasoning for the application to get a variance for the rear set back. Mr. Bieri added that they had spoken to all of their neighbors and no one had any objections to the variance.

Ms. Achor asked if there was a different location they could add the addition.

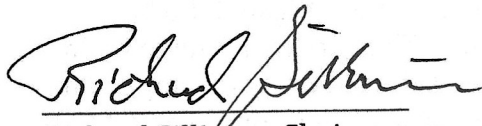
Mr. Bieri explained that this was the only corner of the home that they could add an addition and it was closest to the driveway. He stated that all of the other sides would need trees taken out.

Mr. Neuhardt made a motion to approve the variance for the rear set back, seconded by Ms. Achor. All were in favor and motion carried.

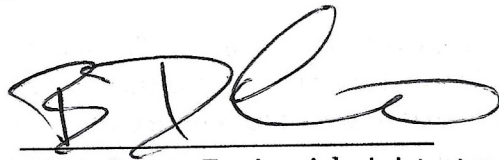
Mr. Silliman **closed the hearing** for Case # 2025-003-BZA.

Mr. Silliman **made a motion** to adjourn the meeting, seconded by Mr. Neuhardt. All were in favor.

Meeting was adjourned by Mr. Silliman at 7:25.



Richard Silliman, Chairperson



Bryan Lucas, Zoning Administrator
(Recorder)