



"Countryside Living"

Chester Township

Founded 1801

12701 CHILLICOTHE ROAD CHESTERLAND, OHIO 44026
BOARD OF ZONING APPEALS

NOTICE OF MEETING

November 1, 2023

1. Call to Order: 7:00 PM in the Chester Town Hall – Meeting Room.
2. The Chester Township Board of Zoning Appeals will hold a public hearing Monday, November 13, 2023, at 7:00 p.m. in the Chester Town Hall – Meeting Room at which time the following requests will be heard:

APPEAL Z-2023-10 – The applicant, Barry and Gloria Leven request that their property located at 9501 Sherman Road be granted an area variance to consolidate .52 acres from 9501 Sherman Road to their property at 9499 Sherman Road. This will reduce the property at 9501 Sherman Road from 2.97 acres to 2.45 acres in a R5A District.

This application fails to meet **Section 10.08.0 NONCONFORMING LOT OF RECORD of the Chester Township Zoning Resolution.**

10.08.0 NONCONFORMING LOT OF RECORD. In any zoning district, a building, structure, or use, as permitted herein, shall be allowed on any lot of record with a lot area or lot width less than the minimum prescribed herein, which meets all of the following:

- A. It was a lot of record prior to the enactment of the zoning resolution or amendment thereto which resulted in the nonconformity;
- B. It is in conformity with all of the regulations of the zoning resolution or amendment thereto which were in effect at the time it became a lot of record;
- C. The amount of nonconformity has not increased since it became nonconforming; and
- D. The building, structure, or use complies with all other regulations set forth herein, except minimum lot area and minimum width.

3. New Business: TBD
4. Minutes: October 9, 2023
5. Correspondence received.
6. Adjournment.

Kathleen McCarthy
Zoning Administrative Assistant