Berkshire Township Board of Zoning Appeals
Regular Meeting Minutes
August 19, 2026, 7:00pm

Call to Order: Kim called the meeting to order at 7:00 p.m.

Determination of a Quorum/Roll Call: Members Ellen Ebe, Fred Grunewald, James Spurrier, and Kim Zianno Hartman present. Also, present were David Weade, Zoning Inspector and Alison Newton, Meeting Secretary.

Motion to approve the minutes:
Jim made a motion to approve the meeting minutes from July 15th, 2026 Dorothy seconded. Motion approved 4-0.

Announcements: Statement of Policy
As is the adopted policy of Berkshire Township, all applicants will be granted an opportunity to make their formal presentation. Following the applicant's presentation preliminary questions or points of clarification from the board will be allowed. The audience will then be granted an opportunity to comment. Each individual will be granted 3 minutes. We ask that you be brief and to the point. The Chairperson may limit repetitive comments and close public comments after a reasonable time. The board will follow with questions and take action if needed

New Business:
Application #26-093 Tobin Ambrose. 7387 Lawton Street, Galena. Request for a variance on the rear yard setback from 30 feet to 10 feet to build an entertainment area.

On behalf of the applicant, Eddie Ambrose, 5021 Plantation Rd, Sunbury, Ohio, is here today representing his son.

David noted the photo provided of the rear yard setback to cover the deck and paver patio, but they are only here to consider the setback to the easement in the rear. The deck is 16ft off the rear of the house and the hot tub sits on the deck. There was general discussion about the photo provided and the layout of the deck and the steps. David noted that they would not be able to encroach in the 10ft drainage easement and the property backs up to open greenspace. David also noted that they have an HOA approval letter submitted in the documents. Eddie noted that he cannot answer specific questions about the photo and the layout until they have the final drawings. Kim noted

Kim noted that the photo doesn't represent the proposed dimensions (16 feet by 24 feet). Jim asked if the yard was fenced in and Eddie said no.

Fred made a motion to approve Application #26-093. Kim seconded. Motion approved 4-0.

Other business: none

Adjournment: Ellen made a motion to adjourn the meeting at 7:17pm, Fred seconded. Motion approved 4-0.

Zoning Inspector

Meeting Secretary

10-28/22

Date

Board Members