



Planning Department
745 Center Street
Milford, OH 45150
513-576-5468

JAN 30 2023

10:00
CCE

Internal Use Only

Case No.

Fee Paid: \$200/\$300

Variance Application

Applicant (Attach a Letter of Agency if the Applicant is not the property owner)

Name: Tim Howland & Laurie Howland
Mailing Address: 17 Laurel Ave
City, State & Zip Code: Milford, Ohio 45150
Phone Number: 513-313-0712 Email Address: tim@howland-group.com

Owner

Name: Tim & Laurie Howland
Mailing Address: 17 Laurel Ave
City, State & Zip Code: Milford, Ohio 45150
Phone Number: 513-313-0712 Email Address: tim@howland-group.com

Indicate the nature of the variance and applicable sections of the Milford Zoning Ordinance:

Ordinance 1147.06

Please see attached

Tax Parcel ID: 210706.016A
Zoning District: R-3 Total Acreage: .233
Existing Use: Residential Proposed Use: Residential

Variance Application Requirements: Application will not be processed until all information is provided.

- Site plan
- Building elevations
- Floor plans
- Narrative statements establishing and substantiating the justification for the variance (see next page)
- List of all property owners lying within 200 feet of any part of the property on which the variance is proposed, including their addresses and permanent parcel numbers

Note: Approved variances that are not acted upon within 12 months shall be considered void.

Laurie Howland Applicant's Name
Laurie Howland Applicant's Signature
1.30.2023 Date

Nature of the Variance:

Reduce the lot size of 13 Laurel to 6,222 sq.ft. (min lot size is 8,000 sq.ft.).

- The applicant (Tim & Laurie Howland) own both 13 Laurel (a dwelling that has been a rental unit for over 30 years) and the adjoining property, 17 Laurel, where they have permanent residence.
- The tenant at 13 Laurel, Mike Moehring, has been renting the home for over ten years, and now wishes to purchase the property.
- Eight years ago, after conferring with Mike, Tim & Laurie increased the lot size of 17 Laurel by constructing a fence and adding landscaping and mature trees. The subsequent reduction in lot size at 13 Laurel has had no negative impact on the surrounding homes.

Mike Moehring wishes to purchase 13 Laurel, including the lot at its current, non-conforming size. Tim and Laurie Howland would like to accommodate Mike's request to purchase 13 Laurel yet are only willing to sell it to him at the proposed new lot demarcation.

We further like the idea of turning a long-term rental in our neighborhood into an owner-occupied dwelling. However, if the variance is not granted, Mike will likely look in other communities to invest in homeownership, and we will retain the property as a rental.

Notes for further consideration:

- a. All existing structures at both 13 & 17 Laurel (homes, detached garages, etc.) will still conform to set-back requirements in the R-3 district should the variance be granted.
- b. There is already precedent in the neighborhood and zoning district regarding non-conforming lot size:
 - a. 43 out of the 143 homes in South Milford (or 30%) are under the current lot size of 8,000 sq. ft., and thus non-conforming
 - b. 11 of the 143 homes are under 5,000 sq. ft.
 - c. The new subdivision at Milford South received a zoning variance to grant those homes lot sizes under 4,000 sq. ft. (35% smaller than the proposed lot size of 13 Laurel)
- c. All immediate neighbors (those directly impacted by the proposed variance, are supportive of the plan; they like having Mike as a neighbor and want him to remain, and are pleased by the improvements that we were able to make to 17 Laurel since the fence was moved. Their signatures on the attached indicate they are in agreement with the need for the variance.

Property Owners around 13 Laurel Ave

Matthew Thompson
Parcel ID: 21076.01GB
11 Laurel Ave
Milford, Ohio 45150

Luke and Katherine Friend
Parcel ID: 210706.002
8 Laurel Ave
Milford, Ohio 45150

Neighborhood Enrichment
Parcel ID: 210706.01SD
25 Laurel Ave
Milford, Ohio 45150

Jeff and Angela Glazer
Parcel ID: 210706.016C
514 Mill Street
Milford, Ohio 45150

Richard Metz
Parcel ID: 210706.016D
5 Laurel Ave
Milford, Ohio 45150

Craig and Suzie Kolb
Parcel ID: 210706.002B
22 Cleveland Ave
Milford, Ohio 45150

James and Susan Flottesmesch
Parcel ID: 210706.00B
8 Cleveland Ave
Milford, Ohio 45150

Bruce and Noreen (Cissy) Eyre
Parcel ID: 210706.001A
14 Cleveland Ave
Milford, Ohio 45150

Tim Howland
Parcel ID: 210706015E
17 Laurel Ave
Milford, Ohio 45150

Agreement to Variance for 13 Laurel Ave Milford, Ohio 45150
Parcel ID: 210706.016A

We, the undersigned, have no objection to the granting of the zoning variance application that Tim and Laurie Howland seek for 13 Laurel Ave. We understand that they seek the variance regarding the lot size regulation and the variance would allow the parcel at 13 Laurel Ave to be smaller than the minimum. Again, we do not object to the granting of the variance.

Signature: Matthew Thompson Date: 1-28-23

Printed Name: Matthew Thompson

Address: 11 Laurel Ave Milford OH 45150

Signature: Matthew Johnson Date: 1/20/23

Printed Name: Matthew Johnson

Address: 31 Laurel Ave Milford OH 45150

Signature: Kacey Friend Date: 1/28/23

Printed Name: Kacey Friend

Address: 8 Laurel Ave Milford, Ohio 45150

Signature: Luke Friend Date: 1/28/23

Printed Name: Luke Friend

Address: 8 Laurel Ave Milford OH 45150

Signature: _____ Date: _____

Printed Name: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____

Address: _____

From: Cissy eyre cissyeyre@gmail.com
Subject: variance to shrink the lot size for 13 Laurel
Date: January 27, 2023 at 5:35 PM
To: Laurie Howland laurie@howland-group.com



Laurie and Tim,

We want to let you know that we have no objections to the city granting a variance to shrink the lot size for 13 Laurel. We support the city granting this variance.

All the best,
Noreen (Cissy) & Bruce Eyre
14 Cleveland Ave.