

## RECORD OF PROCEEDINGS

Minutes of

Etna Township Board of Zoning Appeals

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 26,

2012

Held

20

The adjudicatory hearing was called to order at 6:00 p.m. by Chairman Cox. The roll call showed members Cheri Rogers, Roger Digel-Barrett, Rick Cox, Claudette VanDyne, and Mark Schaff present along with clerk Laura Brown.

Chairman Cox explained the process and the applicant, Jeff Foley, and Zoning Administrator, Chris Harkness, were sworn in.

Chris Harkness presented a staff report on an Area Variance application, Case VA-12-02, from Section 912.D.4 to allow a reduction in the side yard setback from 40 feet to 29.4 feet on an expansion of an existing "Lessors of Miniwarehouses and Self-Storage Units (NAICS Code #531130)" business at 14194 National Road (Parcel #010-017676-00.000).

Staff recommends that the Board of Zoning Appeals approve the requested area variance because the Standards for 'Practical Difficulty' (Section 512.B) have been met.

Jeff Foley stated they have reviewed the plans with Licking County Planning Commission, Brad Mercer. The Fire Code requires a fire wall in the area between the two buildings. After approval with the township they will have to go through a process with the Licking County Planning Commission. They went through a review in 1998 with Licking County when the existing building was constructed. This addition was part of the original plan when the business went in. Jeff Foley has spoken with Mrs. Park, adjoining property owner, and they do not have any objections. The original plan was to go 30 feet in the rear of the property and they compromised to the 40 foot setback and are only asking for the variance to the side yard setback.

Cheri Rogers moved to close the public testimony portion of the hearing at 6:22 p.m. The motion was seconded by Roger Digel-Barrett and passed unanimously.

Cheri Rogers moved to approve case VA-12-02 to allow a reduction in the side yard setback from 40' to 29.4' at 14194 National Road (Parcel #010-017676-00.000) to accommodate an expansion of an existing business. This is based on the fact that Section 512.B, Standards for Practical Difficulty, of the Etna Township Zoning Resolution has been sufficiently met. The motion was seconded by Claudette VanDyne. The roll call was as follows: Cheri Rogers, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed 5-0.

Roger Digel-Barrett moved to close the public hearing at 6:24 p.m. The motion was seconded by Cheri Rogers and passed unanimously.

*Laura Brown*

Laura Brown, Clerk

*Rick Cox*

Rick Cox, Chairman

Final Order emailed ✓

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The public meeting was called to order by Chairman Cox at 6:30 p.m. on June 26, 2012, at the Etna Township Administration Building. The roll call showed members Cheri Rogers, Roger Digel-Barrett, Rick Cox, Claudette VanDyne, and Mark Schaff present, along with clerk Laura Brown.

Claudette VanDyne moved to approve the minutes and waive the public reading from the adjudicatory hearing on May 22, 2012 and to approve the final order for William Hall III. The motion was seconded by Cheri Rogers. The roll call was as follows: Cheri Rogers, yes; Roger Digel-Barrett, yes; Rick Cox, abstain; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed.

Cheri Rogers moved to close the public meeting at 6:30 p.m. The motion was seconded by Claudette VanDyne and passed unanimously.

*Laura Brown*

Laura Brown, Clerk

*Rick Cox*

Rick Cox, Chairman

*Rick Cox*

*Laura Brown*

*Final Order Attached*