

RECORD OF PROCEEDINGS

Minutes of

Etna Township Board of Zoning Appeals

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

April 30,

2013

Held

20

The meeting was called to order by Chairman Cox at 6:07 p.m. on April 30th, 2013 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Roger Digel-Barrett, Rick Cox, Claudette VanDyne, and Mark Schaff present, along with Clerk Laura Brown.

An Area Variance request from Section 908.C.2.c to reduce the minimum front yard setback from 25' to 22' 5 3/8" within a Single-Family Residential District at 13378 Palmer Road, Etna, Ohio 43068 (Parcel # 010-018114-01.000) submitted by Lance Johnston.

Chairman Cox explained the process of the hearing. Lance Johnston, Applicant; Mark Clapsadle, Architect; along with Gary Burkholder, Zoning Administrator were sworn in.

Lance Johnston, applicant, explained the addition to his house he would like to have done. Mark Clapsadle explained that only the garage will cross over the setback line. The second story addition will match up to the current structure.

Gary Burkholder presented the staff report. The applicant has proposed to add onto the east side of the existing residence a two-story addition including a garage extension (23'x15.5'), a bedroom extension on the second floor (24' x 25.5'), and a single-story sunroom (13' x 20').

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

Roger Digel-Barrett moved to close the public testimony portion of the hearing at 6:14 p.m. The motion was seconded by Claudette VanDyne. The roll call was as follows: Kathy Johnston, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; the motion passed 5-0.

The Board of Zoning Appeals discussed using a round number of 20 or 21 feet for the setback instead of 22' 5 3/8".

Claudette VanDyne moved to approve application VA-13-02 submitted by Lance Johnston of 13378 Palmer Road SW Etna, 43068. To approve a variance for the front yard setback to 20 feet based on Section 512.b, because the practical difficulties have been met. The motion was seconded by Kathy Johnston. The roll call was as follows: Kathy Johnston, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; the motion passed 5-0.

Kathy Johnston moved to adjourn the hearing at 6:18 p.m. The motion was seconded by Roger Digel-Barrett. The roll call was as follows: Kathy Johnston, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; the motion passed 5-0.

Approved as read May 21, 2013

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Rick Cox
Rick Cox, Chairman