

Held

April 22,

2008

ADJUDICATORY HEARING

The adjudicatory hearing was called to order by Chairman Goll at 6:30 p.m. on April 22, 2008 at the Etna Township Hall. The meeting was audio and video taped for township records. Michelle Weber, Claudette VanDyne, David Goll, Cheri Rogers, Philip Chew, and clerk Laura Brown were present.

The purpose of this hearing is to consider a variance VA-08-02 regarding a rear yard setback for 101 Stirling Way submitted by Joshua Homes. The nature of the variance is to reduce the rear yard setback from the required 40 feet to 26.5 feet.

Chairman Goll explained the process and the principles who wanted to testify and present evidence were sworn in all other witnesses will be sworn in as they give their testimony. Eric Schottenstein and Bob Skinner 4016 Townsfair Way, Columbus representing Joshua Homes and Chris Harkness Etna Township Zoning Administrator were sworn in.

Eric Schottenstein explained the lot is located off the front entry way on the corner of Stirling Way and Whittington Place. The house will have a side load garage off of Whittington Place with the front of the house facing Stirling Way (Address to the house is Stirling Way).

Bob Skinner explained the house will have a garage and porch on the Whittington Place side. The house will be facing Stirling Way. The east of the property will face Watkins Road. This property fronts three roads. Licking County will not permit a curb cut on Stirling Way. The South of the property is owned by Joshua Homes and will be phase two. The school district has approached them to purchase but no plans at this time. If it is developed it would be two or more years. It is the current plan to build another home facing Whittington Place. This house will have two front facades. The rear will be Watkins Road.

The variance is for the south side of the property which is off of Whittington Place. When the next parcel is developed it will face Whittington Place. The side of the house will be against the side of this house.

Chris Harkness reviewed the site plans. The South of the property is the rear yard and the East of the property is a front yard. The rear yard is determined based on the principle building orientation by the township and the county. The principle building orientation is toward Stirling Way making the South side comply with the rear yard setback. The orientation of the lot makes the rear yard setback too small to locate a building in. Chris stated for esthetic reasons the principle building facing towards Stirling Way will look much nicer than looking at the side of the house. The applicant has placed the building as far North as it could. Chris recommends the Board of Zoning Appeals approve the variance.

Cheri Rogers moved to close the public testimony portion of the hearing at 6:55 p.m. Phil Chew seconded. Roll call: Michelle Weber, yes; Claudette VanDyne, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Cheri Rogers asked Chris Harkness if the family would choose to build a shed would this be too close to the adjacent property line. Chris stated it would not. They would need a variance for a deck because this variance is only 26.5 feet. A shed would be a different issue because the township does not have setbacks for accessory structures. They have room to the East for a deck and eight feet on the South side.

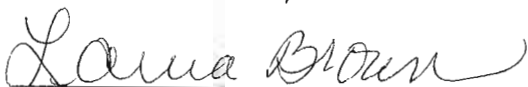
Michelle Weber stated the house on the North side of Stirling Way is not attractive along Stirling Way because it is the side of the house. This would improve the entry way with the house facing Stirling Way.

Claudette VanDyne stated esthetically this would be better for the entry way. She inquired about a fence. Bob Skinner stated there are no plans for a fence. Eric Schottenstein stated there are community guidelines regarding fences also.

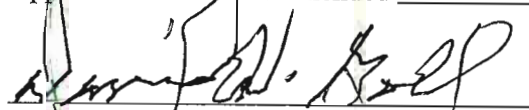
Claudette VanDyne moved to approve variance VA08-02 for the rear yard setback to 26.5. It is in compliance with Section 513 Application and Standards for Variance and Section 1008 Setback Requirements for Corner Building. Esthetically the property will be more of an asset to the subdivision entrance. Cheri Rogers seconded. Roll call: Michelle Weber, yes; Claudette VanDyne, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Cheri Rogers motioned to adjourn the meeting at 7:05 p.m. Philip Chew seconded. Roll Call: Michelle Weber, yes; Claudette VanDyne, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Approved as read April 29, 2008


Laura Brown, Clerk

Approved as corrected/amended _____


David Goll, Chairman

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Etna Township Board of Zoning Appeals

Held

April 22,

2008

ADJUDICATORY HEARING

The adjudicatory hearing was called to order by Chairman Goll at 7:08 p.m. on April 22, 2008 at the Etna Township Hall. The meeting was audio and video taped for township records. Michelle Weber, Claudette VanDyne, David Goll, Cheri Rogers, Philip Chew, and clerk Laura Brown were present.

The purpose of this hearing is to consider a variance VA-08-03 regarding a rear yard setback for 81 Liberty Street submitted by Etna Township. The nature of the variance is to reduce the rear yard setback from the required 15 feet to 8 feet which is a 7 foot variance.

Chairman Goll explained the process and the principles who wanted to testify and present evidence were sworn in all other witnesses will be sworn in as they give their testimony. Paul George, Trustee and Chris Harkness, Zoning Administrator were sworn in.

Paul George stated the previous Zoning Inspector interpreted the building to be in the setbacks. The new Zoning Administrator felt to maintain the building facing Liberty Street a variance will be required because of the principle building orientation.

Chris Harkness stated this case is similar to the Joshua Homes. It is on the corner of Liberty and Pike Street. Originally the Trustees felt the East side of the lot would be considered a side yard. Because of the principle building orientation toward Liberty Street toward the West side makes the East side a rear yard setback needing a variance of 7 feet. The lot is small in Etna Proper. If the building orientation was to face Pike Street the 8 feet would be an allowable setback. The rear yard will not have a residential use because it is a governmental building. Chris Harkness does recommend the board grant the variance.

The building will be 8 feet from the back of the building to the property line and 15 feet to the North. The building is within all the setbacks from the other property lines.

Carol Kitzmiller 12126 6th Avenue Millersport was sworn in. She is the property owner to the East and does not have a problem with the property. She would like to see the town hall built.


Dallas Maynard 959 Pike Street was sworn in. Dallas did not have any issues with the building or variance. Dallas felt the side yard set back is 5 feet.

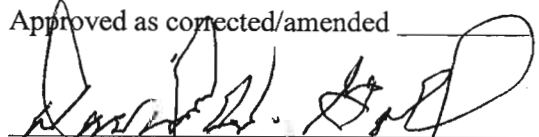
Claudette VanDyne moved to close the public testimony portion of the hearing at 7:25 p.m. Phil Chew seconded. Roll call: Michelle Weber, yes; Claudette VanDyne, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Cheri Rogers moved to grant variance request VA-08-03 submitted by the Etna Township Trustees for a rear setback reduction of 7' from the required 15' to 8' feet. Based on the fact that this request meets all the standards of Section 513 of the Etna Township Zoning Resolution and conforms to the staff recommendation from our Zoning Administrator. Philip Chew seconded. Roll call: Michelle Weber, yes; Claudette VanDyne, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Philip Chew motioned to adjourn the meeting at 7:26 p.m. Cheri Rogers seconded. Roll Call: Michelle Weber, yes; Claudette VanDyne, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Approved as read April 29, 2008


Laura Brown, Clerk

Approved as corrected/amended _____

David Goll, Chairman

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Etna Township Board of Zoning Appeals

Held

April 22,

2008

Regular Meeting

The meeting was called to order by Chairman Goll at 7:29 p.m. on April 22, 2008 at the Etna Township Hall. The meeting was audio taped for township records.

Roll Call: Michelle Weber, Rick Cox, David Goll, Cheri Rogers, Philip Chew, and Laura Brown present.

The purpose of this meeting was to approve minutes and sign the final orders from the meetings on January 9th organizational meeting, January 24th special meeting, March 4th joint meeting with the Board of Trustees, and April 3rd, 2008 adjudicatory hearings.

Philip Chew moved to waive the public reading and approve the minutes from the organizational meeting on January 9th, 2008. Michelle Weber seconded. Roll Call: Michelle Weber, yes; Rick Cox, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Cheri Rogers moved to waive the public reading and approve the minutes from the special meeting on January 24th, 2008. Rick Cox seconded. Roll Call: Michelle Weber, yes; Rick Cox, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Cheri Rogers moved to waive the public reading and approve the minutes from the joint meeting with the Board of Trustees on March 4, 2008. Rick Cox seconded. Roll Call: Michelle Weber, yes; Rick Cox, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, abstain. Motion passed 4 yes and 1 abstain.

Cheri Rogers moved to waive the public reading and approve the minutes from the adjudicatory hearings on April 3rd, 2008. Rick Cox seconded. Roll Call: Michelle Weber, yes; Rick Cox, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Cheri Rogers moved to adjourn the meeting at 7:34 p.m. Michelle Weber seconded. Roll Call: Michelle Weber, yes; Rick Cox, yes; David Goll, yes; Cheri Rogers, yes; and Philip Chew, yes. Motion passed 5-0.

Approved as read April 29, 2008

Laura Brown
Laura Brown, Clerk

Approved as corrected/amended

David Goll
David Goll, Chairman