

RECORD OF PROCEEDINGS

Minutes of

Etna Township Board of Zoning Appeals

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

September 23,

2014

Held

20

The meeting was called to order by Chairman Cox at 6:05 p.m. on September 23, 2014 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.

VA-14-04

The nature of Area Variance VA-14-04 is from Article - 9 District Regulations, Section 902 Medium-Low Density Residential District (R-2), Item C. General Requirements submitted by Pande and Cana Budzevski for 39 Wolf Craft Drive.

Chairman Cox explained the process of the hearing. Property owner Pande Budzevski and Township Administrator Rob Platte were sworn in.

Rob Platte provided a written staff report. The previous house did not meet the setback requirements of the district. The property is currently vacant. The house foundation remaining is smaller than the previous house. The original house appeared to be 30' x 68'. The applicant would like to build a house at this location. The applicant needs a six-foot variance in the rear and nine-foot variance in the front. The applicant purchased the property not knowing about the setback non-conformity problems. The proposed house would be in compliance for the required living space. Rob Platte recommends approving the request, because it meets the Standards for Practical Difficulties.

The applicant was present for any questions and he would like to build a house there. Mr. Budzevski spoke with the neighbors and they approve of his building a house on the lot. The proposed house would have a full basement. The rear fence will remain to provide a buffer between neighbors.

The board discussed a condition of 1,600 square foot minimum living space. The Licking County Auditor's records showed the previous property had 1,334 square feet of living space.

Kathy Johnston moved to close the public testimony portion of the hearing at 6:37 p.m. The motion was seconded by Roger Digel-Barrett and passed by unanimous vote.

Roger Digel-Barrett moved to approve Area Variance VA-14-04 to reduce the front yard setback to 20' and rear yard setback to 13' in the Medium-Low Density Residential District (R-2) at 39 Wolfe Craft Drive, property owners Pande and Cana Budzevski, because the Standards for Practical Difficulties (Section 512.B) have been met. The minimum square footage would be not less than 1,335 square feet. The motion was seconded by Claudette VanDyne and passed by unanimous vote.

Claudette VanDyne moved to adjourn the hearing at 6:48 p.m. The motion was seconded by Kathy Johnston and passed by unanimous vote.

VA-14-03

The meeting was called to order by Chairman Cox at 6:46 p.m. on September 23, 2014 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.

The nature of the Area Variance VA-13-03 is from Article - 9 District Regulations, Section 912 Agricultural District, Item C. General Requirements submitted by Nelson and Carol Collins for 9339 York Road.

Chairman Cox explained the process of the hearing. Property owner Nelson Collins and Township Administrator Rob Platte were sworn in.

Rob Platte provided a written staff report. The applicants, Mr. and Mrs. Collins, are requesting a variance from the lot size requirement. Nelson Collins needs to purchase property because his sanitary system leach field is currently located at 9431 York Road, part of the neighbors' property. This situation was caused by property transfers between family members. This transfer was permitted at that time and conformed to the district. Sewer service is not available from the Southwest Licking Water and Sewer District at this time. Rob Platte recommends approval of the variance because the request meets the Standards for Practical Difficulties.

The applicant was present for questions but concurred with Rob Platte.

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Roger Digel-Barrett moved to close the public testimony portion of the hearing at 7:02 p.m. The motion was seconded by Claudette VanDyne and passed by unanimous vote.

Mark Schaff moved to approve Area Variance VA-14-03 to reduce the minimum lot size from 5 acres to 2.647 acres in the Agricultural District (AG) for 9339 York Road, property owner Frances Collins, because the standards for 'practical difficulties' (Section 512.B) have been met. The motion was seconded by Kathy Johnston and passed by unanimous vote.

Claudette VanDyne moved to adjourn the hearing at 7:03 p.m. The motion was seconded by Kathy Johnston and passed by unanimous vote.

Laura Brown

Laura Brown, Clerk

Rick Cox

Rick Cox, Chairman



81 Liberty Street
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Etna, Ohio 43018-0188

Phone 740/927-7717 Fax 740/927-1699


Members: Rick Cox-Roger Digel-Barrett-Kathy Johnston-Mark Schaff-Claudette VanDyne
Alternate Member: Trent Stepp

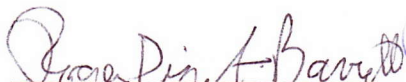
FINAL ORDER


The Etna Township Board of Zoning Appeals held an adjudicatory hearing on September 23, 2014 at 6:46 p.m. at the Etna Township Administration Building.

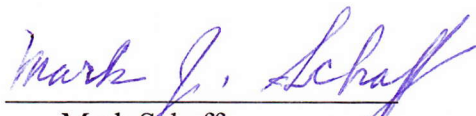
The Area Variance VA-13-03 is from Article - 9 District Regulations, Section 912 Agricultural District, Item C. General Requirements submitted by Nelson and Carol Collins for 9339 York Road.

The Board approved Area Variance VA-14-03 to reduce the minimum lot size from 5 acres to 2.647 acres in the Agricultural District (AG) for 9339 York Road, property owner Frances Collins, because the standards for 'practical difficulties' (Section 512.B) have been met.


Rick Cox


Roger Digel-Barrett


Kathy Johnston


Mark Schaff

Claudette VanDyne

Web Site: www.etnatownship.com Email: etnatownship@insight-bc.com

Trustees: John Carlisle – Randy Foor – Jeff Johnson

Fiscal Officer: Walter Rogers



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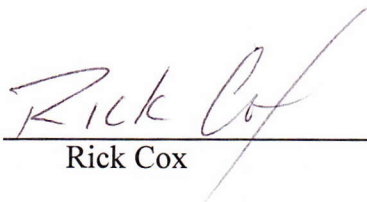
Members: Rick Cox-Roger Digel-Barrett-Kathy Johnston-Mark Schaff-Claudette VanDyne
Alternate Member: Trent Stepp

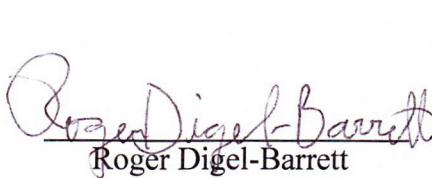
FINAL ORDER

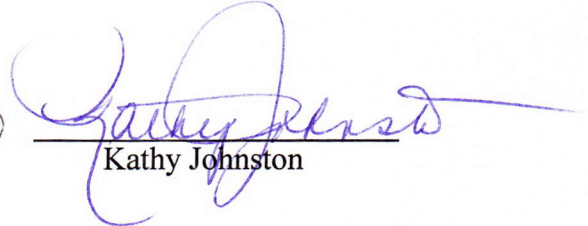
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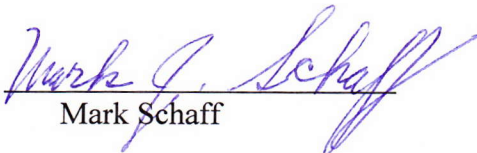
The Area Variance VA-14-04 is from Article - 9 District Regulations, Section 902 Medium-Low Density Residential District (R-2), Item C. General Requirements submitted by Pande and Cana Budzevski for 39 Wolf Craft Drive.

The Board approved Area Variance VA-14-04 to reduce the front yard setback to 20' and rear yard setback to 13' in the Medium-Low Density Residential District (R-2) at 39 Wolfe Craft Drive, property owners Pande and Cana Budzevski, because the Standards for Practical Difficulties (Section 512.B) have been met. The minimum square footage would be not less than 1,335 square feet.


Rick Cox


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