

RECORD OF PROCEEDINGS

November 29,

2016

Held

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The hearing was called to order by Chairman Cox at 6:00 p.m. on November 29, 2016 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Trent Stepp, Rick Cox, Cheri Rogers, and Mark Schaff present, along with Clerk Laura Brown.

The hearing was recessed on October 18, 2016 for an Area Variance VA-16-03 submitted by Kenton Fairchild for 14787 Palmer Road. The variance is from Section 912 Agricultural, Item C. General Requirements, to reduce the front yard setbacks.

Rick Cox moved to re-open the public testimony portion of the hearing. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

Kenton Fairchild provided an overview of the driveway variances that were needed from Licking County Planning Commission and all five of the variances were conditionally approved. The condition was that the driveway to the east of the property will need to be closed.

Kenton Fairchild reviewed the new sketch plan and stated he did not obtain a survey of the property. A utility company that was in the area was able to find the two wooden stakes that appear to be the property lines.

Kenton Fairchild stated it is seventeen feet from the west corner of the porch to the east corner of the garage. The new sketch plan goes off of the oak tree.

The existing porch is nine feet from the right-of-way. The request for eight feet is to allow for the gutter. The structure would be nine feet from the right-of-way.

Cheri Rogers moved to close the public testimony portion of the hearing at 6:53 p.m. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

Cheri Rogers discussed using the house as the marker because an oak tree can die. The board discussed different options and to use the west property lines. It was recommended that the applicant receive a survey to determine the property lines.

Mark Schaff discussed his concern with the property being approximately six acres and why the addition is not able to be done off the rear of the house. Kenton Fairchild does not feel the addition could be done due to cost, practicality, and functionality. He could build an entire house on the property but it is not practical for him.

Kathy Johnston is concerned with the adjudicatory part of this hearing and where the board is becoming negotiators. Rick Cox feels the house was built prior to zoning and the character of the house warrants a variance. Trent Stepp feels this particular home would need to be torn down to be compliant with the current Etna Township Zoning Resolution. Mark Schaff and Trent Stepp respectfully disagree with the statement in the Staff Report regarding the applicant being able to add onto the existing home.

Trent Stepp moved to approve case VA-16-03, for Area Variance submitted by Kenton Fairchild for 14787 Palmer Road to reduce the front yard setbacks from forty feet to nine feet for 100' East of the western property line because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion was seconded by Rick Cox. The roll call on the motion was as follows: Kathy Johnson, no; Trent Stepp, yes; Rick Cox, yes; Cheri Rogers, no; and Mark Schaff, yes; motion passed 3-2.

Cheri Rogers moved to adjourn at 7:06 p.m. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.



Laura Brown, Clerk



Rick Cox, Chairman



81 Liberty Street
P.O. Box 188
Etna, Ohio 43018-0188

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

Members: Rick Cox-Trent Stepp-Kathy Johnston-Greig Reis-Mark Schaff
Alternate Member: Cheri Rogers

FINAL ORDER

The Etna Township Board of Zoning Appeals held adjudicatory hearings on October 18, 2016 and November 29, 2016 at the Etna Township Administration Building for an Area Variance submitted by Kenton Fairchild for 14787 Palmer Road.

The nature of the variance is from Section 912 Agricultural, Item C. General Requirements, to reduce the front yard setbacks.

The Board moved to approve case VA-16-03, for Area Variance submitted by Kenton Fairchild for 14787 Palmer Road to reduce the front yard setbacks from forty feet to nine feet for 100' East of the western property line because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion passed 3-2.



Rick Cox

Trent Stepp



Kathy Johnston



Mark Schaff

Cheri Rogers