

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC. FORM NO. 10148

April 25,

2017

Held

20

The hearing was called to order by Chairman Cox at 6:07 p.m. on April 25, 2017 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Trent Stepp, Rick Cox, Greg Reis, and Mark Schaff present, along with Clerk Laura Brown.

The application was for an Area Variance, VA-17-02, submitted by Jason Pastoria for 6511 Refugee Road. The nature of the variance was from Section 912 Agricultural District under the General Requirements section to decrease the side yard setback.

Chairman Cox explained the process of the hearing. The applicant, Jason Pastoria and Zoning Inspector John Singleton were sworn in.

A written Staff Report was provided. Clerk Laura Brown reviewed the facts of the case. The property is agriculture and since it is on two acres it is a non-conforming lot of record. The variance request is to reduce the side yard setbacks from thirty feet to fifteen feet.

Jason Patoria, the applicant, purchased the property and would like to build a ranch home and need the setbacks reduced to fifteen. The surrounding neighbors support the reduction in setbacks. The lot is 127.75 wide and 680 feet long.


This request is similar to the R-1 and R-2 requirements. To request a rezoning from the Agriculture District would be spot zoning because the surrounding properties are agriculture.

Kathy Johnston moved to close the public testimony at 6:13 p.m. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

Greg Reis moved to approve Case VA-17-02, for applicant Jason Pastoria for 6511 Refugee Road, to reduce the side yard setbacks from thirty feet to fifteen feet because the Standards for 'Practical Difficulty' have been met (Section 512.B). The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

Kathy Johnston moved to adjourn at 6:20 p.m. The motion was seconded by Greg Reis 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-Kathy Johnston-Greg Reis-Mark Schaff-Trent Stepp
Alternate Member: Cheri Rogers

FINAL ORDER

The Etna Township Board of Zoning Appeals held adjudicatory hearing on April 25, 2017 at the Etna Township Administration Building for an Area Variance submitted by Jason Pastoria for 6511 Refugee Road.

The nature of the variance was from Section 912 Agricultural District under the General Requirements section to decrease the side yard setback.

The Board moved to approve Case VA-17-02, for applicant Jason Pastoria for 6511 Refugee Road, to reduce the side yard setbacks from thirty feet to fifteen feet because the Standards for 'Practical Difficulty' have been met (Section 512.B). The motion passed by unanimous affirmative vote.


Rick Cox


Kathy Johnston


Greg Reis


Mark Schaff

Trent Stepp

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Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held April 25, 20 2017

The meeting was called to order by Chairman Cox at 6:22 p.m. on April 25, 2017 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Trent Stepp, Rick Cox, Greg Reis, and Mark Schaff present, along with Clerk Laura Brown.

The meeting was to approve the minutes from the January 31, 2017 for the Area Variance for Joe Wagner for Sunburst Pools for 12981 National Road and the minutes from the March 28, 2017 Organizational Meeting. Discussion: Mark Schaff attending the trustees meeting but will not be drafting a letter to the Board of Trustees. The motion passed by unanimous affirmative vote with Trent Stepp abstaining.

Clerk Laura Brown explained a variance application for May. The Board will meet on May 16, 2017 to hear the variance request. The board will also reconvene the Joe Wagner hearing from January 31, 2017.

Kathy Johnson moved to close the public meeting at 6:33 p.m. The motion was seconded by Mark Schaff and passed by unanimous affirmative vote.



Laura Brown, Clerk



Rick Cox, Chairman