

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 21,

2017

Held

20

The hearing was called to order by Chairman Cox at 7:00 p.m. on November 21, 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 Area Variance, VA-17-08, from Section 903 Single Family Residential District (RS), C. General Requirements of the District submitted by Connie Klema for parcel numbers 010-018372-00.045, 010-017508-00.004, and 100 Zellers Lane. Chairman Cox explained the process of the hearing. The applicant Connie Klema and John Singleton were sworn in.

John Singleton provided a written Staff Report. The applicant is requesting to divide 12 + acres and add the acreage to adjacent lots in the Zellers Acres Subdivision. The lot split request causes issues with the width to depth requirements in Section 903 of the Zoning Resolution.

Parcel 18372-00.045

Split into lot 56B and 56C.

Lot 56 B will be 7.446 acres

Lot 56C will be 2.599 acres

Parcel 17508-00.0004

Split into Lot 56A and 56B

Lot 56A will be 7.279 acres

56A - will be a smaller land locked parcel with a 14' easement.

56B - 1300' x 200' (approximately) exceeds the 3:1 ratio

56C - 580' x 150' (approximately) exceeds the 3:1 ratio

The variance needed is approximately a 4:1 ratio on 56C and 6:1 ration on 56B.

Connie Klema of 100 Zellers Lane explained that when doing Phase 3 of Zellers Acres she platted one acre lots for the houses and a little over five acres for the equestrian center. Later she purchased the twelve acres behind the equestrian center for pastures. The twelve acres are land locked and she was only permitted to purchase this land because she owned the adjacent property. Connie Klema built the equestrian center for her niece and would like to divide this property for her. The 56C lot has her father's work shop and she will keep this lot. From the 100 Zellers Lane parcel there will be a fourteen foot permanent access alleviating the landlocked parcel issue.

Today there are two lots which will be merged creating three lots.

The flag lot needs a variance from 65 feet to 14 feet for the frontage.

Kathy Johnston moved to close the public testimony portion of the hearing at 7:19 p.m. The motion was seconded by Mark Schaff and passed by unanimous affirmative vote.

Trent Stepp moved to approve Case VA-17-08, submitted by Connie Klema for parcel numbers 010-018372-00.045, 010-017508-00.004, and 100 Zellers Lane from Section 903 Single Family Residential District (RS), C. General Requirements of the District. 2 b depth being more than three times its width for lots 56B and 56C and lot 56A to have frontage of 14 feet rather than 65 feet because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

Kathy Johnston moved to adjourn at 7:30 p.m. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

Laura Brown, Clerk

Rick Cox, Chairman



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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 an adjudicatory hearing on November 21, 2017 at the Etna Township Administration Building for an Area Variance, VA-17-08, from Section 903 Single Family Residential District (RS), C. General Requirements of the District submitted by Connie Klema for parcel numbers 010-018372-00.045, 010-017508-00.004, and 100 Zellers Lane.

The nature of the variance was from Section 903 Single Family Residential District (RS), C. General Requirements. The applicant is dividing 12 + Acres and adding the acreage to adjacent lots in the Zellers Acres Subdivision. The lot split request causes issues with the width to depth and frontage requirements in Section 903 of the Zoning Resolution.

The Board moved to approve Case VA-17-08, submitted by Connie Klema for parcel numbers 010-018372-00.045, 010-017508-00.004, and 100 Zellers Lane from Section 903 Single Family Residential District (RS), C. General Requirements of the District. 2 b depth being more than three times its width for lots 56B and 56C and lot 56A to have frontage of 14 feet rather than 65 feet because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion passed 5-0.


Rick Cox


Kathy Johnston


Greg Reis


Mark Schaff


Trent Stepp

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

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2017

Held _____ 20_____

The meeting was called to order by Chairman Cox at 7:30 p.m. on November 21, 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 August 22, 2017 adjudicatory hearings for Area Variance VA-17-05 submitted by Rodney Farris for 8920 East Main Street and Area Variance, VA-17-06 submitted by Gary Allen for 181 Humphries Drive.

Trent Stepp moved to waive the public reading and to approve the minutes and sign the final orders from the August 22, 2017 adjudicatory hearings. The motion was seconded by Greg Reis. The roll call was as follows: Johnston, yes; Stepp, yes; Cox, yes; Reis, yes; and Schaff, yes; motion passed.

Greg Reis moved to close the public meeting at 7:33 p.m. The motion was seconded by Kathy Johnson and passed by unanimous affirmative vote.



Laura Brown, Clerk



Rick Cox, Chairman