

## RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Etna Township Board of Zoning Appeals

Held

September 29,

20

2020

**VA20-12 Homewood 14085 Sunladen Drive**

Prior to calling the meeting to order the Chairman explained the Public Hearing Requirements.

The adjudicatory hearing was called to order by Chairman Reis at 5:01 p.m. on September 29, 2020 at the Etna Township Garage. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, Tommy Hunt, and Eric Nickolas present, along with Clerk Laura Brown.

The nature of the hearing was to consider Area Variance VA20-12 for the application submitted by Homewood Corporation for 14085 Sunladen Drive from Section 1806 Planned Residential Conservation District Development Plan Standards, S. Minimum Side yards.

Chairman Reis explained the process of the hearing. The applicant Jim Lipnos, Scott Esker, Bryan Stewart, Shelly Stewart, Ralph Ridley, Susan Ridley, and Zoning Inspector John Singleton were sworn in.

John Singleton, Zoning Inspector, provided a written staff report. The request is for a reduction in the side yard setback for lot 36 for the Preserve at Haaf Farms, 14085 Sunladen Drive. The buyer has requested an addition of a garage. There will be four family members purchasing the homes on lots 33, 24, 25, and 36. They would maintain the minimum setback of fifteen feet on the east side of the house which is not adjacent to a home owned by a family member. The request is for a reduction in the side yard setback from 15' feet to 10.8'.

The garages are located on the right side of the house. The ac units will not encroach into any setbacks.

Jim Lipnos with Homewood Corporation explained the concept of the Conservation District and they will maintain the intent of this Zoning District. The homes will be owned by family owners. The developer will not have any other encroachments. If one would develop in the future they would have to come back for another variance. The developer does not want the sewer tap under the driveway and this is why they do not want the house to be flipped and the garage located on the other side of the home. They prefer the garage to be located on the high side of the lot. The variance request is for 4.2 feet.

The neighbor on the other side of this lot did call the township and were aware of the variance request.

Bryan and Shelly Stewart own lot 36 and Ralph and Susan Ridley own lot 35 and they do not object to the variance request.

Trent Stepp moved to close the public testimony at 5:17 p.m. The motion was seconded by Tommy Hunt and passed by unanimous affirmative vote.

Eric Nickolas moved to approve Area Variance VA-20-12 for Homewood Corporation for 14085 Sunladen Drive from Section 1806 Planned Residential Conservation District Development Plan Standards, S. Minimum Side yards to reduce the setbacks from 15 feet to 10.8 feet because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn the meeting at 5:19 p.m. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.



Laura Brown, Clerk



Greg Reis, Chairman



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Members: Sarah Benoit-Eric Nickolas-Greig Reis-Mark Schaff-Trent Stepp  
Alternates: Tommy Hunt - Shannon Mills

### FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on September 29, 2020 at the Etna Township Garage to consider an Area Variance VA20-12 for the application submitted by Homewood Corporation for 14085 Sunladen Drive from Section 1806 Planned Residential Conservation District Development Plan Standards, S. Minimum Side yards.

The Board moved to approve Area Variance VA-20-12 for Homewood Corporation for 14085 Sunladen Drive from Section 1806 Planned Residential Conservation District Development Plan Standards, S. Minimum Side yards to reduce the setbacks from 15 feet to 10.8 feet because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion passed by unanimous affirmative vote.

Tommy Hunt

Shannon Mills

Eric Nickolas

Greg Reis

Trent Stepp

The Final Order was approved and signed: 11-17-20

The Final Order was mailed/mailed to applicant on: 11-17-20