

Held

October 27,

20

2020

VA20-13 Cade 123 Georgian 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 October 27, 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 VA20-13 for the application submitted by Edward and Eleanor White for 123 Georgian Drive from Section 902 Medium-Low Density Residential District (R-2), General Requirements regarding dwelling bulk.

Chairman Reis explained the process of the hearing. Rick Thomas with Rona Homes was sworn in.

John Singleton, Zoning Inspector, provided a written staff report but was not present at the hearing. The applicant is seeking a variance from the minimum dwelling bulk of 1,600 square feet to 1,580 square feet due to the cost of increasing to the next size home. The staff report provided a review of the existing homes and out of seventeen homes only five meet the minimum required square footage requirement in the Zoning Resolution.

Rick Thomas with Rona Homes verified the proposed home is 60 x 26.4 so the request is for 1,580 square feet. He stated the mobile home was demolished and there is an existing garage that will remain. The new home will be located where the mobile was. The existing concrete pad will be utilized. The home will be on a crawl space. To increase the size of the modular home it would create other issues and increase the cost of the home.

The mobile home was voluntarily removed so it will not fall under the non-conforming section of the Zoning Resolution.

The board discussed the gutters and downspouts. The home will not encroach into any setback. This home will be in two sectional units when delivered.

Trent Stepp moved to close the public testimony at 5:13 p.m. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

The adjacent property owners were sent letters and the township did not receive any calls or emails.

If the township would be looking at setbacks the gutters would be included in the calculations. The gutters are not included in the dwelling calculations. If there were included the dwelling would make the dwelling bulk requirements. The board is looking at a twenty square foot variance request.

Trent Stepp moved to approve Area Variance VA-20-13 submitted by Edward and Eleanor White for 123 Georgian Drive from Section 902 Medium-Low Density Residential District (R-2), General Requirements in C. 6. regarding dwelling bulk to reduce the square footage requirements from 1,600 square feet to 1,580 square feet because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn the meeting at 5:18 p.m. The motion was seconded by Shannon Mills and passed without objections.



 Laura Brown, Clerk



 Greg Reis, Chairman



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

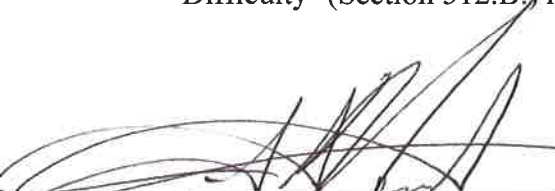
Phone 740/927-7717 Fax 740/927-1699

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


FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on October 27, 2020 at the Etna Township Garage to consider an Area Variance VA20-13 for the application submitted by Edward and Eleanor White for ¹⁰¹~~104~~ Georgian Drive from Section 902 Medium-Low Density Residential District (R-2), General Requirements regarding dwelling bulk.


The Board moved to approve Area Variance VA-20-13 submitted by Edward and Eleanor White for ¹⁰¹~~104~~ Georgian Drive from Section 902 Medium-Low Density Residential District (R-2), General Requirements in C. 6. regarding dwelling bulk to reduce the square footage requirements from 1,600 square feet to 1,580 square 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/emailed to applicant on: 11-17-20