

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Etna Township Board of Zoning Appeals

Held July 27, 20 2021

VA21-08 13471 Palmer Road

The meeting of the Board of Zoning Appeals was called to order by Vice Chairman Stepp at 6:00 p.m. on July 27, 2021 at the Etna Township Administration Building at 81 Liberty Street. The roll call showed members Trent Stepp, Shannon Mills, Tommy Hunt, Eric Nickolas, and Sarah Benoit present, along with Clerk Laura Brown.

Vice Chairman Stepp explained the process for the hearing and Zoning Inspector John Singleton along with applicant Kirk Elliott were sworn in.

Vice Chairman Stepp called the adjudicatory hearing to order at 6:04 p.m. The nature of the hearing was to consider an Area Variance for the application submitted by Kirk Elliott for the property located at 13471 Palmer Road from Section 1005.1, Table 1005A regarding Accessory Structure square footage limitation.

John Singleton received the Zoning Permit Application for a pole barn in a Single Family Residential (RS) Zoned District which has a maximum permitted total square footage for accessory structures of 800 square feet. The applicant is requesting an area variance to increase the maximum to 864 square feet. The pole barn will be for personal use for vehicle storage and a shop. This request is for an area variance from Section 1005, Table 1005A, to increase the maximum of 800 square feet to 864 square feet.

Kirk Elliott of 13471 Palmer Road stated the building would be used for personal use only, not for a business use. He will be storing vehicles and will have a personal shop. The 864 square foot building is a similar size to what he had on his previous property. The building will have one man door and one sixteen foot garage door. It will be eighteen foot to the pitch of the roof. The 800 square foot building would be too small for what he wants to store in it. The lumber to construct the building at 800 square foot creates lumber waste. The 10 x 14 shed was on the property when he purchased it and the shed will be removed.

Eric Nickolas moved to close the public testimony portion of the hearing at 6:08 p.m. The motion was seconded by Sarah Benoit and passed by unanimous affirmative vote.

The board did not feel the request was substantial. Lumber comes in eight foot pieces and sixty-four square feet seems normal.

The standards for area variance criteria in Section 512 were reviewed and whether this would result in a practical difficulty.

Eric Nickolas moved to approve Area Variance for the application submitted by Kirk Elliott for the property located at 13471 Palmer Road from Section 1005.1, Table 1005A to increase the maximum square footage from 800 sq. ft. to 864 sq. ft because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

Public Meeting

Sarah Benoit moved to waive the public reading and approve the minutes and sign the final orders from the June 28, 2021 for VA21-04 Hazelton-Etna Road, VA21-06 28 Roga Road, and VA21-07 134 Humphries Drive adjudicatory hearings. The motion was seconded by Tommy Hunt and passed by unanimous affirmative vote.

Eric Nickolas moved to adjourn the meeting at 6:16 p.m. The motion was seconded by Shannon Mills and passed without objections.

Laura Brown, Clerk

Trent Stepp, Vice Chairman



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

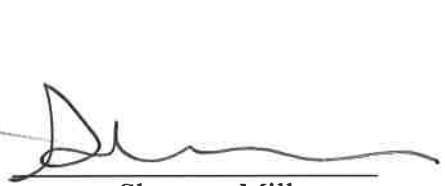
FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on July 27, 2021 to consider Area Variance request VA21-08 from Section 1005.1, Table 1005A regarding Accessory Structure square footage limitation submitted by Kirk Elliott for the property located at 13471 Palmer Road.


The board moved to approve Area Variance for the application submitted by Kirk Elliott for the property located at 13471 Palmer Road from Section 1005.1, Table 1005A to increase the maximum square footage from 800 sq. ft. to 864 sq. ft because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion passed by unanimous affirmative vote.


 Sarah Benoit


 Tommy Hunt


 Shannon Mills

Excused
 Eric Nickolas


 Trent Stepp

The Final Order was approved and signed: 9/29/21

The Final Order was mailed/emailed to applicant on: 9/30/21