

## RECORD OF PROCEEDINGS

Minutes of

Meeting

## Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held November 27, 20 2023**VA-23-09 Senflen 7733 Refugee Road**

The meeting was called to order by Chairman Stepp at 5:04 p.m. on November 27, 2023, at the Township Hall. The roll call showed members Sarah Benoit, Shannon Mills, Trent Stepp, Kevin Newton, and Eric Nickolas present along with Clerk Laura Brown.

Chairman Stepp explained how the adjudicatory hearings will be conducted. Zoning Inspector John Singleton, Timothy Beretich, and David Senften were sworn in.

**VA-23-09 Senflen 7733 Refugee Road**

The adjudicatory hearing was called to order at 5:08 p.m. by Chairman Stepp.

The nature of the hearing is to consider an Area Variance for the application submitted by GW Pools for David and Jessica Senflen for the property located at 7733 Refugee Road from Article 10 Supplementary District Regulations, Section 1005.1 Maximum Square Footage of Accessory Structure - Table 1005A.

Zoning Inspector John Singleton reviewed the written Staff Report. The property owner would like to construct a 1,152 square foot pool house with a bathroom and changing room in their backyard in an R-1 Zoning District. Section 1005.1 Table 1005A Limits maximum square footage of accessory structures in an R-1 zoned district to 1,000 square feet. There is also an existing 2,880 square foot pole building on the parcel. This would bring the total accessory structure square footage to 4,032 square feet, which exceeds the maximum permitted limit. The property owners are having an in-ground swimming pool constructed. The property owner would like to have a pool house constructed with the pool. The parcel is a little over nine acres and would not look out of place on this property.

Timothy Beretich, owner of GW Pools, confirmed this is an open structure that will go along with the swimming pool.

David Senften of 7733 Refugee Road is the property owner. The house is not set up for wet areas and the bathroom and changing rooms are to keep the wet mess from the house. The existing pole building was there when the property was purchased and is used for storing a boat and tractor to maintain the property.

Kevin Newton moved to close the public testimony portion of the hearing at 5:16 p.m. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

Sara Benoit moved to recess to deliberate in private at 5:16 p.m. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote. The five board members along with John Singleton were invited to the room for deliberation.

Eric Nickolas moved to come out of recess at 5:45 p.m. The motion was seconded by Kevin Newton and passed by unanimous affirmative vote.

The board reviewed the Standards for Practical Difficulty in Section 512.B. The variance is not substantial with the property being nine acres. The closest set back is fifty-six feet which is from the east property line. The minimum required set back is five feet.

Sarah Benoit moved to approve Area Variance for GW Pools for David and Jessica Senflen for the property located at 7733 Refugee Road from Article 10 Supplementary District Regulations, Section 1005.1 Maximum Square Footage of Accessory Structure - Table 1005A from 3,050 square feet to allow 4,050 square feet because the Standards for 'Practical Difficulty' (Section 512.B. of the Zoning Resolution) have been met. The motion was seconded by Kevin Newton and passed by unanimous affirmative vote.

Sarah Benoit moved to close the adjudicatory hearing at 5:54 p.m. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

**Public Meeting**

Chairman Stepp re-opened the public meeting at 5:54 p.m. For the record, all the members remain in attendance.

Kevin Newton moved to approve the minutes from the Board of Zoning Appeals meetings and adjudicatory hearings on September 25, 2023, for VA23-07 Licking County Board of Development Disabilities for 10485 Tollgate Road, CU23-01 Bradley Grandison for 10535 Tollgate Road, VA23-08 and CU23-02 James Shriner for 8475 Mink Street and to sign the final orders. The motion was seconded by Sarah Benoit. Discussion: Eric Nickolas discussed the appeal period which starts once the Final Order is signed. The motion passed by unanimous affirmative vote.

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Held November 27, 2023

Eric Nickolas moved to adjourn the meeting at 5:59 p.m. The motion was seconded by Sarah Benoit and passed by unanimous affirmative vote.



Laura Brown, Clerk



Trent Stepp, Chairman



81 Liberty Street  
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Members: Sarah Benoit-Shannon Mills-Kevin Newton-Eric Nickolas-Trent Stepp  
Alternates: Tommy Hunt


## FINAL ORDER


The Etna Township Board of Zoning Appeals held adjudicatory hearing on November 27, 2023, to consider an Area Variance for the application submitted by GW Pools for David and Jessica Senflen for the property located at 7733 Refugee Road from Article 10 Supplementary District Regulations, Section 1005.1 Maximum Square Footage of Accessory Structure - Table 1005A.

The Board moved to approve Area Variance for GW Pools for David and Jessica Senflen for the property located at 7733 Refugee Road from Article 10 Supplementary District Regulations, Section 1005.1 Maximum Square Footage of Accessory Structure - Table 1005A from 3,050 square feet to allow 4,050 square feet because the Standards for 'Practical Difficulty' (Section 512.B. of the Zoning Resolution) have been met. The motion passed by unanimous affirmative vote.

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Sarah Benoit

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Shannon Mills

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Kevin Newton

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Eric Nickolas

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Trent Stepp

The Final Order was approved and signed: 12-26-23

The Final Order was mailed/mailed to applicant on: 12-29-23