

BZA
February 13, 2013-FINAL

Members present: Scott Van Den Berg, Valerie Hans, George Snider and Ryan Bailey.
Also present Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin, Court Reporter from Anderson Reporting.
Members absent: Deborah Laughlin and Christopher Strayer
Guests present: Frank Shortridge

The purpose of this meeting is to consider an application submitted by Jeremy Nestor of 6460 Blacks Rd. Pataskala, OH 43062. Mr. Nestor is requesting a variance to construct and set a 28' x 60' dwelling unit with 1680 square feet on the property at 9 Chevrolet Ave. Pataskala, OH 43062.

The meeting was called to order at 6:35p.m. by Scott Van Den Berg with all standing for the Pledge of Allegiance.

The application was read.

Mr. Van Den Berg asked Ms. Martin, the court reporter to administer the oath to all who wished to speak during tonight's meeting.

Mr. Frederick had previously sent the board a copy of his report and recommendations. He said the dwelling is 120 square feet short of the 1800 square feet required in the R-15 district. He talked about the current set backs and the requested set backs. His recommendation is that the variance request be approved.

Mr. Van Den Berg asked what the board is being asked to approve.
Mr. Frederick answered that the board is being asked to approve the 1680 square feet of living space. He also said they are being asked to approve the 27' set back in the front.

Ms. Hans asked if the unit would be on a permanent foundation.
Mr. Frederick said it would be on a permanent foundation.

The board looked at the set back requirements and the requested set backs.

Ms. Hans made a motion to approve Jeremy Nestor's application for 9 Chevrolet Ave. Due to drainage swale and existing lot size, it appears that a lot hardship exists on this property. This lot is a non-conforming lot. The application is to be approved with the following conditions:

1. That a 1680 square foot modular residential structure will be secured to a permanent foundation on this lot.
2. That the north setback will be 27' from the Blacks Rd. ROW.

3. That the west setback will be 30' instead of 40' code requirement.
4. That the south setback will be 20' instead of 40' code requirement.
5. That the east setback will meet the 15' code requirement.

The motion was seconded by Mr. Snider.

Vote:

Mr. Van Den Berg.....abstain

Ms. Hans.....yes

Mr. Snider.....yes

Mr. Bailey.....yes

The motion passed.

The public hearing ended at 6:49 p.m. The board went into a working session.

The minutes of the January 9, 2013 meeting were read.

Mr. Van Den Berg moved the minutes be accepted as read. Ms. Hans seconded.

Vote:

Mr. Van Den Berg.....yes

Ms. Hans.....yes

Mr. Snider.....yes

Mr. Bailey.....yes

The motion passed.

The board was informed that the Trustees discussed having a workshop about zoning issues. The Trustees would like to have someone who deals with these issues on a regular basis to conduct this workshop. Members from both zoning boards could attend.

Mr. Frederick gave the board an overview of some possible upcoming hearings.

Mr. Van Den Berg made a motion to adjourn. The motion was seconded by Ms. Hans. The motion passed with unanimous ayes. The meeting was adjourned at 7:00 p.m.

Respectfully submitted

Vickie Noble, Zoning Secretary

Scott Van Den Berg, Chair

Professionally recorded by Anderson Reporting