

HARRISON TOWNSHIP
BZA
February 24, 2015

Members present: Valerie Hans, George Snider, Dwight Gibson, Jr. James Hannahs and Ryan Bailey. Absent: Christopher Strayer.

Also present Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin, Anderson Reporting.

Guests present: Andrew, Cynthia and Amanda Morrow (applicants)

The purpose of this meeting is to consider an application submitted by Andrew and Cynthia Morrow of 38 Corbin Drive North, Granville, OH 43023. The Morrows are seeking permission to install a 12' x 26' in-ground pool with an 8' setback from the rear property line instead of the required 25'. They are also requesting permission to install a 4' fence instead of the required 6' fence.

The meeting was called to order at 6:30 pm by Valerie Hans with all standing for the Pledge of Allegiance.

Ms. Hans asked for the role to be called...those present are listed above.

She then asked all who wished to speak at tonight's public hearing be sworn in by the court reporter.

The application and all pertinent documents were read. Ms. Noble added that the date on the original application had been corrected and initialed by both applicants as well as Ms. Noble.

Ms. Hans asked if 8' was the least measurement for the set back in the application. This is the correct measurement according to Mr. Frederick and the Morrows.

Mr. Gibson noted the property line was next to a field. The Morrows explained that the development has a green space surrounding it.

Mr. Hannahs stated that he had some concerns about the pool too close to a drop off, but after talking with Mr. Frederick and looking at the property in 3D he was ok with the placement. The Morrows said the pool company had looked at this situation and felt it posed no problem.

Mr. Hannahs questioned the 4' fence due to safety reasons. The Morrows said other homes in the development have 4' fences and the HOA does not want 6' fences.

Ms. Hans asked about the HOA. The Morrows said the HOA is aware of the project and will be contacted when the township process is complete.

Ms. Hans asked Mr. Frederick if he received any objections from the neighboring property owners. He has received no objections.

Mr. Frederick's report/recommendation dated February 24, 2015:
Harrison Township Zoning Inspector's report & recommendation for application for 38 Corbin Dr. North Granville, Ohio by Andrew & Cynthia Morrow for the rear yard setback for a swimming pool and to have a four (4) foot fence instead of a six (6) foot fence. Corbin Dr. North is located in the Lexington Estates subdivision that is located on the west side of Outville Rd. just south of Columbus Rd. (SR 16). This subdivision was developed as a Planned Unit Development (PUD). A PUD is a development that generally has small lots surrounded by open space land that is under the ownership of the homeowners association and this is the case with Lexington Woods phase 1 subdivision. The Harrison Township Zoning Resolution requires that swimming pools can be established any where on the lot except the front yard with side and rear setbacks of 25 feet and has a 6' fence with a locking gate. The Morrows are proposing to establish a swimming pool in their rear yard but they only have proposed an eight (8) foot rear setback due to the location of their lot and location of the house on the lot.

Zoning Inspector's recommendations:

1. The Morrow's house currently only has a 27 foot rear yard setback and then there is between 90 to 100 feet of open space to the boundaries of the subdivision Property line.
2. The Harrison Township Zoning Commission has a zoning amendment before the Harrison Township Trustees for reducing the side and rear yard Setbacks to 15 ft. and reducing the fence height from 6 ft. to 4 ft.

It would be my recommendation to approve the variance requests with conditions as the Board of Zoning Appeals desires.

Mr. Hannahs asked if there were any utilities in this space. Mr. Frederick said he checked and there are no utilities in the way of the pool installation.

Ms. Hans asked if there would be an alarm on the fence/gate. The Morrows have no plans for an alarm but will have self locking gates.

Mr. Snider questioned the fence height. He asked if the 4' was denied would the applicants be able to go with the reduced height if the proposed changes to the Zoning Resolution were adopted. Ms. Hans stated if the 4' was denied tonight the applicants would be required to follow the decision or come back to the BZA for a change.

Motion by Ms. Hans:

Motion to approve the application with the following conditions

1. Fence will be a minimum of 4' in height
2. Swimming pool will be located at least 8' from the rear property line
3. All other requirements of the Harrison Township Zoning code will be met.

Seconded by Mr. Gibson.

Vote:

Dwight Gibson, Jr.....yes

George Snider.....yes

James Hannahs.....yes

Mr. Bailey.....yes

Valerie Hans.....yes

The motion passed with a unanimous yes vote.

Mr. Snider moved to close the public hearing. Mr. Hannahs seconded. Motion passed with unanimous ayes. The Public Hearing was closed at 6:51 pm.

Working session

The minutes of the January 27, 2015 meeting were read.

Mr. Hannahs moved the minutes be approved. Mr. Gibson seconded.

The motion passed with unanimous ayes.

Mr. Frederick reported that the Trustees have scheduled a Public Hearing on Monday March 2, 2015. The purpose of this hearing is to review the proposed changes to Articles from the Zoning Resolution.

Mr. Gibson moved to adjourn the meeting. Mr. Bailey seconded. Motion passed with unanimous ayes. The meeting was adjourned at 7:00 pm

Respectfully submitted

Vickie Noble, Zoning Secretary

Christopher Strayer, Chair

Valerie Hans, Vice Chair

Public hearing Professionally recorded by Anderson Reporting