

# Licking Township Board of Zoning Appeals

*c/o Andrea M. Lynch, Zoning Clerk  
Phillip Jones, Chair ~ Robert Hansberger, Vice Chair  
Huber Loewendick, Anton Kissell; Rex Adkins  
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Minutes from the Licking Township Board of Zoning Appeals meeting, September 26, 2024, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

**Members present:** Rex Adkins; Robert Hansberger; Phil Jones

**Members not present:** Anton Kissell; Huber Loewendick

**Others in attendance:** Andrea Lynch; Dave Moraine; Greg Cotterman

The Meeting was called to order at 7:01 p.m.

The Pledge of Allegiance was recited.

All in attendance were sworn in.

Roll call was called. The meeting was not recorded.

Meeting minutes from 7/18/24 were read with corrections noted.

Mr. Hansberger moved to approve the meeting minutes

Mr. Adkins seconded the motion.

Roll Call: Adkins, yes; Jones, yes; Hansberger, yes.

Mr. Jones explained the hearing procedure to all in attendance.

Mrs. Lynch read the legal notice advertising the hearing.

Mrs. Lynch reported having received no correspondence regarding the variance.

Mr. Cotterman provided testimony regarding the following variance request: 10.00 F.4 Rear Yard Setback and 10.00 F.5 Accessory Structure Setback. Mr. Cotterman said he wants to reduce the rear yard setback requirement from 15' to 2' (13' variance) and reduce the accessory structure setback from 20' to 12'6" (7'6" variance) from the dwelling. Mr. Cotterman said he currently has a metal shed measuring 8'x10' that he wants to remove and replace with a wood frame shed 10'x16' which changes the footprint. This shed is to store excess wood on the property and feels that it is an improvement to the property. Mr. Cotterman reviewed the blueprints with the Board.

Zoning Inspector Dave Moraine added that the existing shed sits 2' off the property line currently and that the new shed is not changing that setback. The new shed is changing the distance between structures. Mr. Moraine stated that he supports the variance request as presented.

**Questions from Board:**

- Mr. Adkins: Does the current metal shed have a foundation?
- Mr. Cotterman response: No it is on dirt. The new one will be placed on a wood foundation with tie-downs.

Mr. Adkins made a motion to approve the variance as presented.

Mr. Jones seconded the motion.

Roll Call: Hansberger, yes; Adkins, yes; Jones, yes.

**New Business:** Mr. Jones discussed the Haley & Barry Taylor variance that was denied in July 2024. Mr. Jones relayed new information that had developed which resulted in the Taylor's variance being unnecessary. Mr. Jones thanked the BZA for their conduct during the hearing and for asking the tough questions and stressed the importance of making a decision based on the facts and merit of the request.

Mr. Jones asked Mr. Moraine to relay to the members the information that he was afforded through his research and conversations with the LCPC as it relates to the Taylor matter.

Mr. Moraine provided an overview of the process of replat of lots vs combining of lots. Specifically Mr. Moraine cited ORC 519.19 which allows for the continuation of grandfathering of lot sizes and width, conforming vs non-conforming, etc. Mr. Moraine stated that in the Taylor variance, the lot size and width were okay however they were held to the standard of the zoning regulations setbacks. The Taylors revised their building plans to meet those setback requirements and thus a variance was no longer needed. He has issued a permit for the construction.

Mr. Jones thanked Mr. Moraine for going above and beyond in researching the matter and resolving this with the property owners.

Mr. Moraine indicated that a variance in Harbor Hills will be forthcoming.

**Old Business:** None

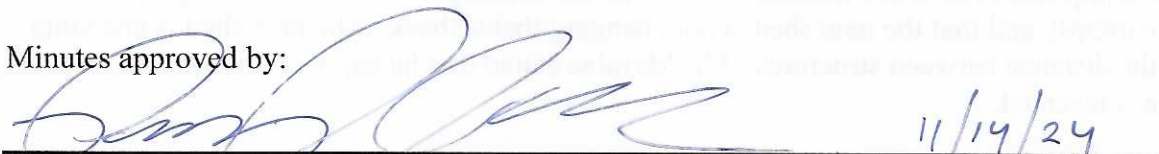
**Public Comment:** N/A

Mr. Jones made a motion to adjourn at 7:50 p.m.

Mr. Adkins seconded the motion.

Roll Call: 3 ayes

Minutes approved by:



11/14/24

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Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – September 26, 2024