

**HARRISON TOWNSHIP BOARD OF ZONING APPEALS  
DECEMBER 2, 2009**

The Harrison Township Board of Zoning Appeals met this date with Chair Scott Van Den Berg presiding.

The purpose of this meeting was a public hearing, scheduled and advertised as required, to consider an application submitted by Wayne Brewster, 112 Almahurst, Pataskala, requesting a variance in order to comply with Article 10.15 of the Harrison Township Zoning Resolution to allow a garage to be built on a lot not having a primary structure (house) before a permit could be issued.

The meeting was called to order 6:30 p.m.

Members present: Scott Van Den Berg, Valerie Hans, Debbie Laughlin, Ryan Bailey & George Snyder

Others present: Wayne Brewster, Applicant, Paul Tudor, Guest, Casey Casto, Zoning Inspector and Nettie Salmons, Secretary.

Mr. Van Den Berg led with Pledge of Allegiance, administered oath to all wishing to speak during this hearing, Mr. Brewster and Mr. Casto sworn and introduced Board Members.

Application read and discussion ensued regarding: electrical easement; curb cut; Article 10.15 of the zoning resolution; possibility of replat; Mr. Casto's correspondence with Licking County Planning Commission and was assured there would not be a problem; property is zoned AG; was denied rezoning to residential from LCPC and at this time is seeking a variance from this Board. Mr. Brewster was away at time of meeting with LCPC and Mr. Casto appeared on his behalf. Subdivision developed and platted 1990-1991 and does not meet new standard.

Mr. Van Den Berg: If we waive Article 10.15 can Mr. Brewster do as he wants to.

Ms. Hans: LCPC has created hardship for Mr. Brewster.

Following discussion and consideration Ms. Hans moves to approve the application with the following conditions:

1. That the applicant be permitted to build a 24X42 ft. accessory building.
2. That said building will be used as an accessory structure to the adjacent residential structure whose address is 112 Almahurst Drive.
3. That the accessory structure will adhere to all other zoning requirements of the Harrison Township Zoning Code.

Mr. Utt seconded the motion.

There being no further discussion vote resulted as follows:

Rory Utt	Yes
Valerie Hans	Yes
George Snider	Yes
Debbie Laughlin	Yes
Scott Van Den Berg	Yes

Motion carried.

Public hearing adjourned at 7:05 p.m.

### **7:10 P.M. WORKING SESSION**

Minutes of February 11, 2009 – Approved as read.

Minutes of August 26, 2009 – Approved as read.

Minutes of September 2, 2009 – Approved as read with addition of standard heading.

Minutes of meetings held June 4, 2008, November 19, 2008 and December 3, 2008 approved final draft and signed as required on December 2, 2009.

Mr. Casto conveyed message from Mr. Ray Foor thanking Board for cooperation and good work.

Working meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Nettie Salmons, Secretary

Scott Van Den Berg, Chair