

HARRISON TOWNSHIP BOARD OF ZONING APPEALS

December 3, 2008

The Harrison Township Board of Zoning Appeals met on this date, with Chairperson Scott Van Den Berg presiding to conduct a public hearing to consider an application submitted by Jeremy J. Nestor requesting a variance to be able to build a 1400sq. ft. home and to change the setback requirement at 60 Allen Ave. Pataskala, Ohio.

Members present: Chairperson Scott Van Den Berg, Debbie Laughlin, Ryan Bailey, George Snider and Rory Utt.

Others present: Robert Roach, Debbie Roach, Frankie L. Horn, Ella Kincaid and Casey Casto, zoning inspector.

Meeting called to order by Scott Van Den Berg. Following Pledge of Allegiance and introduction of Board Members and Zoning Inspector, the Court Recorder administered oath to all wishing to speak during this meeting. The Secretary read the application.

Mr. Casto: This property used to be separate lots that were 54ft.x75ft. They weren't big enough to meet any setback requirement. They were plotted and recorded, the setback is not an issue for me, I would have to approve a building permit for this property.

Ms. Horn: My father approached Harrison Township and was denied permission to build. We were denied, I don't understand why someone could build on it now.

Mr. Casto: I have been here for thirteen years and no one has approached me for permission to build on these lots.

Ms. Roach: Robert has a sister in Tennessee and she was told that she could not build on this lot.

Ms. Kincaid: Any one of us five kids would have bought that property. I am totally opposed to this.

Mr. Van Der Berg: The decision that we will make here tonight has nothing to do with what happened in the past. We can base our decision only on what the facts as they are presented to us today.

Ms. Laughlin: If Jeremy Nestor wouldn't have gone to the Township and had Allen Ave. abandoned, we wouldn't be having this discussion. He got it approved.

Ms. Kincaid: What is the requirement for a house to be built?

Mr. Van Der Berg: The applicant has requested has requested to build a 1400sq. ft. home. The minimum requirement is 1800 sq. ft.

Ms. Laughlin: An 1800 sq. ft. home would be out of place, there are homes that are 900 sq. ft. in the area.

Mr. Van Der Berg: The size of the home is the only decision we have to make. There has to be a reason that the property could not accommodate a home of 1800sq. ft and would it be consistent with the neighborhood.

Mr. Bailey: I think that if the zoning says 1800sq. ft we should hold to that.

Mr. Snider: I see nothing on this diagram that would keep him from building an 1800 Sq. ft. home.

Mr. Snider: I make a motion to deny the application. Mr. Bailey seconded.

There being no further discussion a vote resulted as follows:

Scott Van Der Berg:	Yes
Debbie Laughlin:	No
Ryan Bailey:	Yes
George Snider:	Yes
Rory Utt	Yes

Motion carried.

Meeting adjourned at 7:27

Respectfully submitted,

Rory Utt, acting secretary

Scott Van Der Berg, chair

Official copies of the minutes can be obtained from the Board of Zoning Appeals Secretary.