

# Licking Township Board of Zoning Appeals

*c/o Andrea M. Lynch, Zoning Clerk  
Phillip Jones, Chair ~ Rex Adkins, Vice Chair  
Robert Hansberger, Anton Kissell, Huber Loewendick  
Doug Howell – Alternate; Josh Arnett - Alternate  
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Minutes from the Licking Township Board of Zoning Appeals meeting, April 16, 2026, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

**Members present:** Rex Adkins, Robert Hansberger; Doug Howell; Phil Jones; Huber Loewendick  
**Members absent:** None

**Others in attendance:** Andrea Lynch; Dave Moraine; Roseanne Reeves; Howard Reeves; Paul Radloff; Jennifer Radloff; Josh Arnett; Linnie Gramlich; Bart Overly; John Blaha; Anita Marple; Alan Cleary; Herb Dales; Pam Dales; Betty Dales; Corey Enders; Dan Wolfe; Richard Marple; Pete Foster

The Meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

All in attendance were sworn in.

A moment of silence was observed in memory of Anton Kissell's father

Roll call was called. The meeting was recorded.

Mr. Jones explained the hearing procedure to all in attendance and stated there are a total of 3 variances to be heard as follows:

- 1) Corey & Sara Enders request a variance to Section 10.00.E: Lot Width and Length Requirement. The property owners are proposing to conduct a lot split to create two lots at their property known as 5787 South Fork Road, Newark, OH. This lot split requires a variance to the lot width at the front setback from 155' to 70' (85' variance to create a 4.866acre lot) and a variance for the lot width at the front setback from 155' to 121.08' (33.92' variance to create a 16.942 acre lot). The property owners are also requesting a variance for maximum lot depth greater than 3x the lot width for the 4.866 acre lot. This is a "re-hearing" of the application due to additional information received after the original hearing held on 1/29/26 which resulted in the application being denied without prejudice.
- 2) Thomas Gramlich requests a variance to Section 10.00.F.2 Side Yard Setback at his property known as 853 Lake Shore Dr. Hebron, OH, as follows: Side yard from 10' to 6' (4' variance) to construct a single-family home.
- 3) Iamar LLC (Richard & Anita Marple) request a variance to section: 10.00.F.1 Front Yard Setback and 10.00.F.4 Rear Yard Setback. The property owners wish to reduce the setback at their property known as parcel #041-121716-00.000 (Mt Vernon Ave) Thornville, OH, as follows: Front yard from 30' to 20' (10' variance) and Rear Yard from 15' to 10' (5' variance).

Mr. Jones opened the 1<sup>st</sup> hearing : Corey & Sara Enders.

Mrs. Lynch read the legal notice advertising both variances.

Mrs. Lynch reported receiving no additional correspondence for the 4/16/26 hearing.

Corey Enders provided testimony on his behalf. Stated that their current house is too large as they will soon be empty nesters and rather than sell, wanted to build a smaller home on part of their property. Mr. Enders cited several other properties in and around his property that are similar in nature and have been able to construct a home/obtain a lot split. Mr. Enders said that if the lot split is granted, they are not sure what they will do with the current home but love the area and do not want to move.

Zoning Inspector Dave Moraine provided a visual of the proposed lot split on overhead projector and explained that a lot split and house would provide some protection from potential annexation.

Public Comment:

- 1) Howard Reeves – against the request due to: too crowded; more congestion; driveway would be dangerous on the curve; flooding potentials
- 2) Herb Dales – against the request due to: water run-off would be put onto other neighbors
- 3) Paul Radloff – expressed the following concerns: home too close to where they are building their new home; allocated their property in CAUV for future development and concerned with impact
- 4) Corey Enders – said that he has met with the LC Engineer’s office and they recommended he proposed shared driveway outlined in the variance application.
- 5) Roseanne Reeves – asked for the reading of the email from her son for previous hearing on 1/29/26

Mrs. Lynch read the following correspondence from the 1<sup>st</sup> hearing held on 1/29/26:

- 1) 12/15/25 Telephone call from Randal Reed. Upset that the Enders may be granted a lot split when he had inquired about a lot split for his property and was told no. Mrs. Lynch stated she referred Mr. Reed to speak with the Zoning Inspector.
- 2) 1/29/26 Email from Howard L Reeves II sent OBH Reeves Family Trust. Against the lot split.
- 3) 1/29/26 Email from Herb Dales inquiring about the date and time of hearing.

Mr. Adkins made a motion to close the 1<sup>st</sup> hearing at 7:25 p.m.

Mr. Lowendick seconded the motion.

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

The Board deliberated the matter. A discussion took place including the “Duncan Factors”; including what is the intent of the zoning; is there a hardship; unique characteristics; is the request substantial – Mr. Jones said yes, there is a lot being asked here.

Mr. Adkins asked how wide the property is currently.

Zoning Inspector response: 185’

Mr. Jones said that after the initial hearing, he spoke with the LCPC and they had no issue with the driveway configuration which was one of the factors he considered in his vote on 1/29/26. Mr. Jones said that even if the variance was approved there is no guarantee Licking

County would approve it. Mr. Jones shared his concerns which included large reconfiguration of the lot, is this a want vs a need, is this a valid use of the property; etc.

Mr. Adkins said that the other properties to the south are all flag lots as well which may have been intentional when designed due to large lots with need for required road frontage.

A discussion took place regarding the shared entrance with 2 separate driveways.

A discussion took place regarding the following:

- Substantial reconfiguration of the lot
- No unique circumstances
- Self-created hardship
- Request is not within the intent of the zoning resolution

Mr. Jones clarified roll call vote of yes = deny the application as presented; vote of no = deny the motion.

Mr. Jones made a motion to deny the variance request as presented.

Mr. Adkins seconded the motion.

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

The variance request was denied as presented 5-0. Notice of Final Order will be mailed to the Applicant.

Mr. Jones excused Enders variance attendees at 7:42 p.m.

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Mr. Jones made a motion to open the 2<sup>nd</sup> hearing @ 7:44 p.m.

Mr. Hansberger seconded the motion.

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

Mr. Jones swore in Mr. Pete Foster (POA) who arrived late.

Mr. Moraine stated that the Harbor Hills Civic Association has issued a permit for the applicant to remove the existing home and rebuild new. Mr. Moraine provided the proposed side yard setback view on the overhead projector.

Mrs. Lynch reported having received no correspondence.

Mr. Foster (POA) of Foster Residential Design gave testimony on behalf of the applicant Tom Gramlich. Mr. Foster explained the design concept and reviewed the 10' easement on the west side of the property; telescopic approach to the construction on the east side of the property; and the exterior stairs not being a large visual interference to the neighbors view of the lake. The stair "bump out" is for homeowner's ease of use from kitchen however even without, they would still need a variance.

Mr. Jones inquired as to why this design and not just rebuild based on the setbacks?

Mr. Foster's Response: Harbor Hills setbacks were met and it was not relayed to Mr. Foster that their setbacks were different than Licking Townships.

Mr. Adkins inquired about square footage difference between current home and new? Is there currently a garage?

Mr. Foster's Response: Larger however it fits the property. Yes, there is a garage.

Public Comment: None

Mr. Jones made a motion to close the hearing @8:07 p.m.

Mr. Adkins seconded the motion.

Roll Call: 5 ayes

The Board deliberated the matter. Mr. Jones reviewed the Duncan Factors. Mr. Jones said he understands the confusion with the HHCA setbacks vs LTWP zoning resolution as this is common.

Mr. Adkins said the tear down actually clears up the 2 easement issues on the property, brings the west side into conformity, they did their due diligence, and is not too substantial in their request.

Mr. Jones clarified roll call vote of yes = deny the application as presented; vote of no = deny the motion.

Mr. Hansberger made a motion to approve the variance request as presented.

Mr. Adkins seconded the motion.

Roll Call: Jones, abstain; Howell, yes; Hansberger, yes; Loewendick, yes; Akins; yes.

Mr. Jones explained that he chose to abstain from voting due to recent involvement with HHCA.

Mr. Moraine sought clarification of the intent of the zoning variance motion to approve as it relates to either the structure only or the entire property setback. A discussion took place.

Mr. Akins made a motion to approve a 6' variance to 115 feet of left side yard.

There was no second.

Motion died on the floor.

A discussion took place regarding the intent of Mr. Hansberger's original motion that passed 4-0 with 1 abstention.

Mr. Hansberger made a motion to amend the original motion to approve the variance request as presented to include that the variance pertains ONLY to the structure as presented in the application.

Mr. Adkins seconded the motion to amend.

Roll Call: Jones, abstain; Howell, yes; Hansberger, yes; Adkins, yes; Loewendick, yes.

Notice of Final Order will be mailed to applicant  
Mr. Jones excused Gramlich attendees at 8:24p.m.

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Mr. Jones opened the 3<sup>rd</sup> hearing at 8:25 p.m.

Mrs. Lynch reported receiving a phone call from Pam Thompson inquiring about setbacks of the property. Mrs. Lynch said she referred Ms. Thompson to the Zoning Inspector.

Mr. Moraine reported that he spoke with Ms. Thompson and explained the setbacks.

Applicant Richard Marple and Architect Bart Overly provided testimony. Mr. Marple said that he is building this as a secondary residence and since the previous hearing, they have reduced the structure by 22% including removal of the front porch. He said that the house will fit in the neighborhood and had offered to purchase the adjoining parcel. Mr. Overly presented draft copies of a redesign including elevations, floor plans, and removal of the front porch. Mr. Overly reported that the north to south size remains the same as the previous design from the original hearing however the east -west size has been reduced, height reduced to 28'11 (with chimney 34') and have included the roof overhang in this new variance being heard tonight. Mr. Marple also stated that they opted for an attached garage to have 1 total structure rather a house with a detached garage.

Zoning Inspector Comments – nothing additional at this time.

Public Comments:

- 1) Alan Cleary clarified if the soffit was part of the variance request.  
Response: Mr. Moraine – yes, any part of the structure is accounted for when calculating setbacks.
- 2) Alan Cleary asked if rainwater was considered? Shadowing?  
Response: Mr. Jones – there are no regulations regarding rainwater but it is a factor considered. Shadowing is not. Mr. Overly – will involve Soil & Water and will confirm where downspouts will lead.
- 3) Alan Cleary asked the probability of him getting a future 10' variance on the back of his property for his future project. Response – Mr. Jones said that each case is heard individually and there are no guarantees. Mr. Moraine said 35' is the height limit as per the Zoning Resolution and no regs on “shadowing”.

Mr. Adkins made a motion to close the hearing at 8:44 p.m.

Mr. Loewendick seconded the motion.

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

The Board deliberated the matter. Mr. Jones reviewed the Duncan Factors. Mr. Adkins reviewed the previous Notice of Final Order in which their variance was denied compared to new variance request. Mr. Adkins said that the modifications for this variance presented puts the request more in alignment with twp zoning regulations.

Mr. Jones made a motion to approve the variance request for the structure only based on the plans submitted with this variance application.

Mr. Adkins seconded the motion.

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

Notice of Final Order will be mailed to applicant

Mr. Jones excused IAMAR attendees at 8:51p.m.

Mr. Jones opened the regular business portion of the meeting at 8:56 p.m. with the following members present at roll call: Rex Adkins, Robert Hansberger, Phil Jones, Huber Loewendick; Doug Howell.

Mr. Moraine and Mrs. Lynch were also present.

Mr. Jones made a motion to approve the 2/26/26 minutes as presented.

Mr. Adkins seconded the motion.

Roll Call: 5 ayes

**Correspondence:**

- 1) Falun Dafa packets distributed. Mr. Jones said that this Board does not take any political stance on this material.

**Old Business:**

- 1) Mr. Jones reminded members to activate their township compliant email
- 2) Mrs. Lynch reported upcoming zoning commission meeting on 4/23/26 for text changes
- 3) Mr. Jones gave an update on Harbor Hills front and rear setback changes

**New Business:**

- 1) Mr. Moraine provided details of the following:
  - a. Recent meeting with Race Trac regarding new proposed truck stop/gas station at Route 13 and I-70. Discussion took place.
  - b. Recent meeting with PayMax Properties regarding multi-tenant housing on 6882 Cristland Hill Road
  - c. Recent meeting with Paul Brown regarding 12,000 sq ft commercial strip center at site of former JackTown Pub 6820 National Road.
  - d. Variance hearing 5/28/26 @ 7:00 p.m.

\*Mr. Howell and Mr. Hansberger left the meeting.

Mr. Jones made a motion to adjourn the meeting at 9:29 p.m.  
Mr. Loewendick seconded the motion.  
Roll Call: Jones, aye; Loewendick, aye; Adkins, aye

Minutes approved by:

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Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – April 16, 2026