

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
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Minutes from the Licking Township Board of Zoning Appeals meeting, April 24, 2025, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

Members present: Robert Hansberger; Anton Kissell; Phil Jones; Huber Loewendick; ~~Rex Adkins~~

Others in attendance: Andrea Lynch; Dave Moraine; Cody Lee; Matthew Keller; Trenton Cassady

The Meeting was called to order at 6:56 p.m.

The Pledge of Allegiance was recited.

All in attendance were sworn in.

Roll call was called. The Meeting was recorded.

Due to the applicant having another obligation after the hearing, the Board agreed to hold the hearing portion 1st.

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

Mrs. Lynch read the legal notice advertising the hearings.

Mrs. Lynch reported receiving no correspondence regarding the variance.

Mr. Lee addressed the Board and provided testimony. He distributed pictures and plans to the Board and stated that he is aware of the setbacks however due to the nature of the lot sizes in his neighborhood, he is limited in expanding his home. Mr. Lee stated that he wishes to add on a room addition needed to accommodate his growing family. The room will be used as a playroom and guest room for his in-laws when they visit. Mr. Lee said that his family loves the community and do not want to sell their home if they can add on to the existing home. Mr. Lee said that he is seeking a variance to section: 10.00.F.4 Rear Yard Setback from 15' to 6' (9' variance) for a 10'x23' or 10'x24' room addition. Mr. Lee said that there have been other variances granted in the neighborhood for similar type construction and said that previously he had purchased an adjoining lot to allow him to add on a garage.

Mr. Jones inquired what property owner Mr. Lee was referring to regarding a previous variance. Mr. Lee said that it was a property closer to the lakefront and believes they were issued a 10' variance.

Zoning Inspector Dave Moraine said that Mr. Lee cannot add on the garage side nor other side yard due to property line so the only option is to add-on to the rear of the home. Mr. Moraine recommended that the BZA approve the variance as requested.

Public Comment: None

Board Comment:

- 1) Mr. Hansberger – asked if the garage is still there? Mr. Lee responded yes.
- 2) Mr. Jones – inquired about the previous variance issued in 2021. A brief discussion took place.

The hearing was closed.

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

Mr. Kissell seconded the motion.

Roll Call: Kissell, yes; Loewendick, yes; Hansberger, yes; Jones, yes.

Mr. Jones stated that the application was approved as presented. A notice of final order will be mailed to the applicant.

Mr. Jones excused members of the public that did not wish to remain for the business portion of the meeting. Mr. Lee excused himself from the meeting.

Meeting minutes from 03/13/25 were read.

Mr. Jones moved to approve the meeting minutes with corrections

Mr. Hansberger seconded the motion.

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

(Mr. Kissell was not in attendance at the 3/13/25 meeting therefore could not vote on minutes)

Old Business: None

New Business:

Mrs. Lynch provided the BZA with updates regarding HB 315 Grant funding opportunity; upcoming ZC meetings; upcoming ZC hearing regarding adoption of the Licking Township Comprehensive Plan; and further discussions with Crossroads Community Planning LLC and ZC regarding overlay districts.

Mr. Hansberger inquired if a billboard was being installed across from Lakewood Middle School on National Road. Mr. Moraine said yes.

Mr. Hansberger asked whether the vacant property for sale on Fairmount Rd (across road from 8595 Fairmount Road) is in Licking Township or Franklin Township. The property is in Franklin Township.

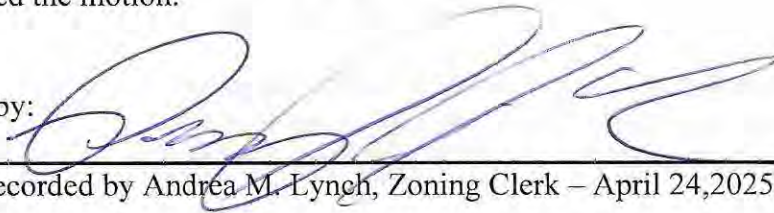
Public Comment: None

Mr. Jones made a motion to adjourn at 7:41 p.m.

Mr. Kissell seconded the motion.

Roll Call: 4 ayes

Minutes approved by:



Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – April 24, 2025