

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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Unofficial record from the Licking Township Board of Zoning Appeals hearing and regular meeting held , May 28, 2026, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

NOTE: This meeting was recorded however recording device failed and Zoning Clerk was not present due to a known scheduling conflict. To follow is an overview of the hearing/meeting. There are no official /hearing nor regular meeting minutes.

Members present: Rex Adkins, Robert Hansberger; Doug Howell; Phil Jones; Josh Arnett

Members absent: Huber Loewendick; Anton Kissell; Andrea Lynch

Others in attendance: Dave Moraine (*); Elizabeth Dawson; Randal Chaffins; Anita Chaffins; Carol Seiffert; Aaron Seaton; Max Ungerman; Paul Matthews (*)

(*) Present but did not sign in

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

The Pledge of Allegiance was recited.

All in attendance were sworn in.

Roll call was called.

Mr. Jones explained the hearing procedure to all in attendance for the following 2 variances requests:

- 1) Anita & Randal Chaffins request a variance to Section(s) 10.00.F.1 Front Yard Setback & Section 10.00.F.5 Accessory Structure Setback to construct an accessory structure at their property known as 10714 Columbus Avenue, Thornville, OH as follows: Front Yard Setback from 30' to 27' (3' variance) and Accessory Structure distance from dwelling from 20' to 1' (19' variance). Regular Business will be conducted at this meeting.
- 2)
- 3) Carol Sieffert requests a variance to Section(s) 10.00.F.1 Front Yard Setback & Section 10.00.F.2 Side Yard Setback to construct a garage addition at her property known as 49 Lakeview Drive Thornville, OH as follows: Front Yard Setback from 30' to 24'7" (5'3" variance) and Side Yard Setback from 10' to 5'2" (4'8" variance).

Mr. Jones opened the 1st hearing and followed the routine hearing procedure: Mr. Jones read the legal notice advertising both variances. Mr. Jones reported obh of the Zoning Clerk that she had received no correspondence for the hearing. The applicant provided testimony. The Zoning Inspector was provided an opportunity for comment. The public was provided an opportunity for comment. The Board deliberated the matter.

Result: Variance approved as follows:

Section 10.00.F.1 – Front Yard Setback. Reduction of the required front yard setback from 30 feet to 27 feet, a variance of 3 feet.

Section 10.00.F.5 – Accessory Structure Separation. Reduction of the required separation between the dwelling and accessory structure from 20 feet to 1 foot, a variance of 19 feet.

Mr. Jones opened the 2nd hearing and followed the routine hearing procedure. Mr. Jones reported obh of the Zoning Clerk that she had received no correspondence on the hearing. The applicant provided testimony. The Zoning Inspector was provided an opportunity for comment. The public was provided an opportunity for comment. The Board deliberated the matter.

Result: Variance approved w/conditions and safeguards as follows:

- 1) Section 10.00.F.1 – Front Yard Setback. Reduction of the required front yard setback from 30 feet to 24 feet 7 inches, a variance of 5 feet 5 inches.
- 2) Section 10.00.F.2 – Side Yard Setback. Reduction of the required side yard setback from 10 feet to 5 feet 2 inches, a variance of 4 feet 10 inches.

Conditions and Safeguards:

- 1) The garage addition shall be constructed substantially in accordance with the plans and testimony presented to the Board of Zoning Appeals on May 28, 2026.
- 2) All required zoning permits and building permits shall be obtained prior to construction.
- 3) Construction shall comply with all applicable building, zoning, health department, and other governmental regulations not specifically varied by this approval.

As per the Notice of Final Order:

Findings of Fact and Conclusions Supporting the Decision

The Board found that:

- 1) The applicant proposes an addition to an existing attached garage to provide additional enclosed vehicle storage and related residential use.
- 2) The existing layout of the dwelling, driveway, utility locations, generator placement, and mechanical equipment limit the ability to locate the addition elsewhere on the property without substantial redesign and relocation of existing improvements.
- 3) The proposed addition is consistent with the residential character of the surrounding neighborhood.
- 4) Similar residential structures and garage configurations exist throughout the area.
- 5) The requested variances will not substantially alter the essential character of the neighborhood or create a substantial detriment to adjacent properties.
- 6) The requested relief is limited to that reasonably necessary to permit the proposed garage addition.

Based on the above factors, the Board concluded that practical difficulties existed and that approval was consistent with the intent and purpose of the Licking Township Zoning Resolution.

The 2nd hearing was adjourned and those not wishing to remain for the regular meeting were excused.

The regular meeting was conducted following standard procedures:

Meeting Minutes from 4/16/26 were presented and approved

Correspondence:

None

Old Business

New Business

Discussion with Paul Matthews (ZC Chair) and Max Ungerman (ZC Vice Chair) regarding ZC initiatives including alignment of zoning regulations with Comp Plan; Mixed Use Overlay District; etc.

Adjournment

Unofficial record created by Andrea M. Lynch, Zoning Clerk – May 28, 2026