

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, August 28, 2025, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

Members present: Robert Hansberger; Phil Jones; Anton Kissell;; Andrea Lynch; Dave Moraine

Others in attendance: Luke Baus; Patty Cramer; Mike Cramer; Mike Trifelos; Candi Trifelos

The Meeting 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. The Meeting was not recorded.

Meeting minutes from 7/24/25 & 8/18/25 were tabled to next meeting due to missing members eligible to approve minutes being presented. They will be re-presented at the 9/25/25 meeting.

Prior to the hearing, Zoning Inspector Dave Moraine stated that he wished to provide background on the variance request and reason needed. Mr. Moraine said that the original home was built in 1931 and records show that no variance was applied for when a remodel was done on the house in 2015 by the previous owner. Mr. Moraine explained that there was a drawing with the zoning permit issued in 2015 which shows the structure being built 6' from the property line which should have required a variance but instead the owner at the time was given a zoning permit to proceed. With the new application from Mr. & Mrs. Cramer, the footprint is changing and thus a variance is needed.

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

Mrs. Lynch read the legal notice advertising the hearings.

Mrs. Lynch reported receiving a telephone call from Mr. Trifelos who inquired about the project. Mrs. Lynch stated that she referred Mr. Trifelos to the Zoning Inspector for that information prior to the hearing.

Mr. Luke Baus, applicant, and Mr. Michael Cramer, property owner, addressed the Board and provided testimony regarding their request for a variance to section: 10.00.F.2: Side Yards Setback. The applicant wishes to reduce the Side Yard setback requirement at their property known as Lake Shore Drive from 10' to 7'11" (2'1" variance). Mr. Baus said that Mr. & Mrs. Cramer wish to update the old portion of the house that was not remodeled in 2015. This will create a less obtrusive overhang and the variance is actually a reduction from the current location of the outside of the structure. The existing structure encroaches into the

10' setback by 3'. The existing wall is being removed and the new wall will sit back further however the overhang will encroach. Mr. Cramer said that they want to tear down the remaining portion of the house dating back to 1931 and rebuild only that side because the previous owner modernized the other section in 2015-16.

Mr. Moraine confirmed the variance being requested including the setbacks and dimensions. Mr. Moraine said he has no issue with the setback and the primary concern is run-off/drainage which is not a zoning matter. Mr. Moraine said that he inspected the property and provided a photo of the current drain pipe which runs onto Mr. Trifelos' property.

Mr. Baus said that the plan is that both the new sump drainage and tiling will all tie together and run directly to the lake. Mr. Cramer said that the new construction will be drained properly.

Mr. Jones relayed a personal story about his remodeling project in Harbor Hills and drainage issues and approach to resolve.

Mr. Jones inquired if there would be any change to the grade?

Mr. Baus' response: No, the elevation is not changing so no slope change needed.

Mr. Jones inquired about the roof area increasing thus contributing to speed and volume of run-off.

Mr. Baus' response: The roof and gutter will be tied to the underground solid pipe below grade to aid in run-off directed to the lake.

Mr. Moraine stated that he supports this variance as it is presented in the application.

Public Comment:

- Mike & Candi Trifelos spoke OBH of the property owner Helen Trifelos 387 Lakeshore Drive, Hebron, OH. Mr. Trifelos provided the Zoning Clerk with a copy of Power of Attorney permitting him to speak OBH Ms. Trifelos (his mother). Mr. Trifelos outlined his concerns:
 - 1) Water run-off
 - 2) Size of structure
 - 3) Will the new structure have a basement
 - 4) Obstruction of the view of Buckeye Lake

Mr. Cramer said that the height of the 1st floor of the structure will not change

Mr. Trifelos inquired as to the new height?

Mr. Jones said that the new structure is within the LTWP Zoning Regulations concerning height and that the variance is for the side yard setback only.

Mr. Baus said that the height is 18'5" which conforms to current regs

Mr. Jones confirmed with Mr. Baus that there is a 2nd story

Mrs. Cramer inquired as to the height of the Trifelos property.

Mr. Trifelos responded that it is 20'.

Mr. Moraine reviewed with all in attendance Section 10.00.C.3 regarding the height requirements for 1st floor deck being up to 35' and the Cramers plans are well within that regulation.

Mr. Trifelos said that the side yard is compact and as long as they will mitigate the water run-off he sees no issue. Mr. Trifelos wanted it on record that Helen Trifelos' house, foundation, and stucco are all structurally sound and if something develops due to water run-off he is worried that it could cause deterioration. Mr. Trifelos invited the applicant to come out and inspect Helen Trifelos' home to verify this prior to their construction.

Mr. Hansberger sought clarification on the side yard setback.

Mr. Moraine stated that the current setback is at 7' however the new setback will be at 7'11" which is the overhang however the building wall will actually be at the 10' setback requirement.

The hearing was closed.

Mr. Kissell moved to approve the variance for the setback according to the plans submitted with the application for the building only and not for the entire side yard.

Mr. Hansberger seconded the motion.

Roll Call: Hansberger, approve; Kissell, approve; Jones, approve.

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

Mr. Jones did mention that the Harbor Hills Civic Association approved the request as it relates to their regulations.

The hearing was adjourned at 7:39 p.m. and members of the public were excused should they wish. All members of the public left the meeting room.

Mr. Jones opened up the regular portion of the business meeting at 7:40 p.m.

New Business:

Mrs. Lynch reported that there are at least 2 variances to be heard on 9/25/25 (Cruikshank and Epifano) with a possible 3rd (rehearing of GLR Family LLC).

Mr. Moraine mentioned that he received an additional variance which will be heard in October.

Mr. Jones thanked Mrs. Lynch for the hours spent on the GLR Family LLC issue and feels that re-starting the process was the best approach for all involved.

Mr. Jones stressed to the Board to always vote your mind and how you feel. It is critical to vote your opinion on the matter based on the testimony and evidenced provided.

Mr. Hansberger said that he feels for the residents in the lake area who are losing their views that they have enjoyed. Mr. Jones concurred and said that construction will be impacting his view of the lake soon. This led to a brief discussion about setbacks around the lake area.

Mr. Moraine said that run-off is not a zoning issue but when a neighbor brings it up, he feels he should inspect it.

Mr. Moraine updated the members on new information from the LCPO regarding the process of issuing permits and requiring variance applications. A brief discussion took place.

The Board had a discussion regarding voting procedures and stressed the importance of being very deliberate in voting whether you are approving the variance or denying the variance and if the vote is applying to the entire side of a property OR just the building being proposed.

Mr. Hansberger thanked Mr. Moraine for his care and concern for the neighbor's interest in variances.

Old Business: None

Mr. Jones made a motion to adjourn at 8:00 p.m.

Mr. Hansberger seconded the motion.

Roll Call: 3 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – August 28, 2025