

Violet Township Board of Zoning Appeals

April 19, 2018

Ms. Schirtzinger called the meeting to order at 7:30 p.m. and roll was called.

Members present: Mr. Dellinger, Mr. Rector, Mrs. Gillette. Mr. Collins, Mrs. Cole, Mrs. Schirtzinger. Also present was Kelly Sarko, Zoning Inspector.

Mrs. Schirtzinger swore in those wishing to speak. It was noted for the record that Kelly Sarko, the Zoning Inspector had also been sworn in.

Case Number 06-VA-2018

An application for variance filed by Nino Cervi, 13527 Toll Gate Road, Pickerington. This application requests a variance from the provisions of Violet Township Zoning Resolution Section 3B2-09 to allow an addition to be placed closer to the side property line than permitted.

Ms. Sarko reported this property is located at the northwest corner of the intersection of Toll Gate and Blacklick Eastern Roads. The property is zoned R-2, Single Family Residential.

Mr. Cervi is requesting a variance to allow the construction of an addition onto his home that is closer to the side property line or edge of the right-of-way of Blacklick Eastern Road than 25 feet. Per his application, Mr. Cervi has indicated the encroachment is approximately 4 feet. Ms. Sarko explained the width of Blacklick Eastern Road increases to a 70-foot half section in the proximity of his addition. At that 70-foot point, it then starts to decrease in width to 40 feet at the centerline of Toll Gate Road.

Mr. Nino Cervi, 13527 Toll Gate Road explained he wants to construct an addition onto the back of his home that will extend back 20 feet. He said the corner of the house is on a 25-foot setback. He said the easement is not parallel to S.R. 204 (Blacklick Eastern Road) and it gradually angles into the property. He stated the back corner of the addition will be 4 feet into the setback. Regarding the finish of the home, he said it will be exactly as it is right now. Mr. Cervi said the lower area will be a multi-media room and the upper area will be an extension of the master bedroom (closet space and a sitting area). The addition will also add space and privacy from the noise they get from S.R. 204.

Mr. Rector asked if this was going to be a 2-story addition and if he was looking for privacy and room. Mr. Cervi said it was a 2-story addition and he was looking for both privacy and room.

Mr. Rector asked if he was going to match everything with the existing house. Mr. Cervi said the windows would be removed and relocated.

Mr. Dellinger asked if he was forced to make a request because of the right-of-way. Mr. Cervi said this was correct.

Ms. Schirtzinger said she understood when he bought the house he was aware of the zoning restrictions and wondered why he decided to add on to it now. Mr. Cervi said at the time when he was building the house he was building it as a spec property to sell but halfway through the construction they decided to keep it. He said it was not a house that was designed for their needs. Over time, and as they developed the outdoor living space, they determined more closet space and a media room could be solved through this one project.

Mr. Dellinger asked if he would be doing this himself. Mr. Cervi said he would have a contractor helping him with just the framing and the trusses but he would be doing all the interior finishes himself.

Ms. Schirtzinger asked if he was going to do any type of deck off the top of the back of the addition. Mr. Cervi said once the addition was in he would attach the existing deck to the side of it and remove the leg but there would be nothing further back.

Mr. Dellinger asked if he would be able to tie his downspouts in with his existing downspouts. Mr. Cervi said they would.

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Mr. Rector made the motion to approve Case Number 06-VA-2018, a variance from the provisions of Violet Township Zoning Resolution Section 3B2-09 to allow an addition to be placed closer to the side property line than permitted as included in the application. Mrs. Gillette seconded the motion. Roll call vote: Mr. Rector, yes; Mrs. Gillette, yes; Mr. Collins, yes; Mrs. Cole, yes; Ms. Schirtzinger, yes. Motion carries.

Case Number 07-VA-2018

An application for variance filed by Rocky Harriman. 9018 Crouse-Willison Road, Johnstown for property located at 13591 Falmouth Avenue, Pickerington owned by Thomas and Kimberly Willis. This application requests a variance from the provisions of Violet Township Zoning Resolution Section 3J2-06 to allow the construction of an addition to be placed closer to the rear property line than permitted.

Ms. Sarko reported Mr. Harriman has requested a continuance to the May 17, 2018 meeting as he was on his way across the country and the owners were out of town.

Mr. Collins made the motion to continue Case Number 07-VA-2018 to the May 17, 2018 meeting at 7:30 p.m. at the Violet Township Administrative Offices. Mrs. Cole seconded the motion. Roll call vote: Mr. Collins, yes; Mrs. Cole, yes; Mr. Rector, yes; Mrs. Gillette, yes; Ms. Schirtzinger, yes. Motion carries.

Regarding the meeting minutes from the March 15, 2018 meeting, Mr. Dellinger requested the paragraph about the pond be modified and noted the following corrections: "Mr. Dellinger inquired about the pond at the Enclave at Meadowmoore, specifically at the southeast corner due to safety concerns. Mr. Dellinger said to take "it was very deep" and insert "Mr. Dellinger stated the pond appeared that the pond appears to be over 10 feet deep and there is no fencing around it to prevent someone from falling in it" Mr. Dellinger wanted to have this on the record because of his concern with safety. Mr. Dellinger's corrections were noted in the March 15, 2018 minutes.

Mrs. Gillette made a motion to approve the minutes from March 15, 2018 as amended. Mr. Collins seconded the motion. Roll call vote: Mrs. Gillette, yes; Mr. Collins, yes; Mr. Rector, yes; Mrs. Cole, yes; Mrs. Schirtzinger, yes. Motion carried.

Ms. Sarko said she received four variance and conditional use applications and knew that two more were expected - plus the one that was continued this evening. The Board determined to have a Special Meeting so they could consider all of the applications in one month.

Ms. Schirtzinger made the motion to hold a Special Meeting on May 24, 2018 at 7:30 p.m. at the Violet Township Administrative Office for the purposes of considering applications for Variance or Conditional Use permit filed on or after April 20, 2018 with the conditioned upon having five (5) board members confirming attendance or that meeting.. Mr. Collins seconded the motion. Roll call vote: Ms. Schirtzinger, yes; Mr. Collins, yes; Mrs. Gillette, yes; Mr. Rector, yes; Mrs. Cole, yes. Motion carried.

Mrs. Gillette made a motion to adjourn the meeting at 8:24 p.m. Mrs. Cole seconded the motion. Roll call vote: Mrs. Gillette, yes; Mrs. Cole, yes; Mr. Rector, yes; Mrs. Collins, yes; Ms. Schirtzinger, yes. Meeting adjourned.

Respectfully submitted,

Donald Rector, Secretary

Date: _____

Cathy Schirtzinger, Chair