

**PIKE TOWNSHIP BOARD OF ZONING APPEALS**

July 22, 2010 – 7:00 p.m.

7134 East Sparta Ave. S.E., E. Sparta, Ohio

**Members** present were Jerry Werner, Audrey Malavite, Louis Grooms, Robert Miller and Nancy Snyder, presiding. Also present were board alternates Bob Burkhart and Jason Overly, as well as, Zoning Inspector, Sharon Perrine, Zoning Secretary, Carol Barto and one PikeTownship resident.

Mrs. Snyder opened the hearing introducing the Board. Minutes were approved from the previous hearing held June 15, 2010. The Introduction of the BZA was read, as well as the legal notice that was published in The Press News, July 8, 2010.

**APPEAL #356**

Lee Hoskinson of 2278 Maycrest St. S.E., Magnolia, Ohio, in the S.W. Qtr. Sec. #26 is requesting a variance to construct an addition to the front of his house, which does not meet the minimum 50’ setback as required in a residential district in Section Four, Title I (D) of the Pike Township Zoning Resolution. Mrs. Snyder requested Mr. Hoskinson be sworn in and explain his plan to the Board.

Mr. Hoskinson stated, after exploring every option, he concluded he could not expand in the rear of the house, because of the flood plain and the west side would be too close to the adjacent property owner and on the east side would just not be feasible to the present structure. He stated he would need an 18 foot setback variance, which would place the structure, at its nearest point, 38’ from the road right-of-way.

Mrs. Snyder requested any opposition. None was expressed. Mr. Rennie Patterson, the adjacent property owner on the west side of Mr. Hoskinson expressed his approval of variance.

Board member, Jerry Werner expressed his concern that the variance would not be consistent with the surrounding residences and set precedence for future construction in the allotment. Mr. Grooms questioned the possibility of a rear or side addition.

After deliberation, Louis Grooms made a motion to grant the 18 foot setback variance. Seconded by Audrey Malavite.

<b>Vote to grant 18’ setback variance:</b>	Jerry Werner, No
	Audrey Malavite, Yes
	Louis Grooms, Yes
	Robert Miller, Yes
	Nancy Snyder, Yes

**Vote was** four (4) to one (1) to grant 18’ variance.

**OTHER BUSINESS**

None

Jerry Werner made a motion to adjourn the hearing. Seconded by Robert Miller.. **Vote** was unanimous to adjourn the hearing at 7:28 p.m.

*Minutes read and approved:*

\_\_\_\_\_  
Jerry Werner

\_\_\_\_\_  
(date)

\_\_\_\_\_  
Audrey Malavite

\_\_\_\_\_  
(date)

\_\_\_\_\_  
Louis Grooms

\_\_\_\_\_  
(date)

\_\_\_\_\_  
Nancy Snyder

\_\_\_\_\_  
(date)

July 25, 2010

Lee Hoskinson  
2278 Maycrest St. S.E.  
Magnolia, OH 44643

Dear Mr. Hoskinson,

At their Hearing, July 22, 2010, the Pike Township Board of Zoning Appeals granted an eighteen (18) foot variance to the fifty (50) foot minimum setback as required by the Pike Township Zoning Resolution in Section Four, Title I, (D).

Thank you for your cooperation in complying with the zoning regulations of our community. If you have any questions, or any further assistance, please don't hesitate to contact our Zoning Inspector, Sharon Perrine.

Sincerely,

PIKE TOWNSHIP BOARD OF ZONING APPEALS

Nancy Snyder