

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Meeting Minutes
December 16, 2024, 7:30 pm

Opening

- Robert Moore called the meeting to order at 7:42pm. He led the Pledge of Allegiance and announced that the meeting was being recorded.
- Melodie took roll call with the following answering present: Aaron Jennings, Tyler McNutt, Robert Moore, Susan Broehl, and Dale McCombs. Alternate, Tyler McNutt filled in for Wendi Zigo who wasn't able to attend. Township legal counsel, Jennifer Huber, was also present.
- Robert stated that the minutes for the November 13, 2024 meeting were available for inspection.
- **Susan Broehl made a motion to approve the minutes from the November 13, 2024 meeting. Dale McCombs seconded the motion. The motion passed with all YES votes.**
- The Board signed the approved minutes.

Business

- Robert Moore stated that the purpose of the meeting was for Case 2024-VAR-003 which is a variance for James Dew of 116 Timber Creek Drive.
- Robert made sure anyone who wanted to testified had signed in.
- Robert explain the procedures for the public hearing.

Public Hearing

- The Public Hearing was opened.
- Robert swore in James Dew.
- Robert state that the ad for this public hearing appeared in the Newark Advocate on December 4, 2024 and letters informing buffer land owners of the public hearing were sent on December 2, 2024.
- Robert read the application for the variance.
- Woody Fox, Zoning Inspector, stated that it was a standard variance request, in his opinion.
- James Dew, 116 Timber Creek Drive, spoke to his application. He presented the board with updated measurements for the variance based on a survey. Currently his building is 42 feet from the property line, the addition would put the building at 30 feet, 3 inches making the variance request less than 5 feet.
- James Dew's property at 116 Timber Creek Drive is zoned agricultural.

Liberty Township, Licking County, Ohio
Board of Zoning Appeals
Variance Meeting Minutes
December 16, 2024, 7:30 pm


- There were no neighbors present for the public hearing.
- The public hearing was closed.

Closing

- **Susan Broehl made a motion to go into private deliberations with legal counsel. Aaron Jennings seconded the motion. The motion passed with all YES votes at 7:54pm.**
- The Board re-convened at 7:59pm with Robert Moore calling the meeting back to order.
- **Based on the Duncan Factors, Robert Moore made a motion to approve Case No. 2024-VAR-003 for the property located at 116 Timber Creek Drive; seeking a variance from the provisions of Liberty Township Zoning Resolution Section 804 to allow a home addition to be no closer than 27 feet to the side property line as submitted in the application and testimony. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- **Aaron Jennings made a motion to adjourn the meeting. Susan Broehl seconded the motion. The motion passed with all YES votes.**
- The meeting was adjourned at 8:02pm.

Approval

Approval of the minutes from the December 16, 2024 meeting of the Zoning Board of Appeals:

Zoning Clerk:  Date: 1/9/2025

Board of Zoning Appeals:

