



**Berkshire Township Board of Zoning Appeals Meeting
October 19, 2022**

Call to Order: Bruce Denton called the meeting to order at 7:00 p.m.

Determination of a Quorum/Roll Call: Members Dorothy Kerr, Kim Zianno Hartman, Bruce Denton and Ellen Ebe were present. Also present were Kevin Vaughn, Township Administrator, and Chris Sharlike, Meeting Secretary.

New Business:

Chairman Bruce Denton explained the procedure for the meeting.

- **Application #22-186, Parcel #417-340-02-001-001**
Applicants Alex and Jamie Principe requesting a front yard property variance
 - Administrator Kevin Vaughn presented the application. The applicant is seeking a variance in the setback requirement due to a gas line that was revealed after the purchase of their property, creating a challenge to placing their primary residence on the property. Applicant has submitted a complete application and the required fee. All postings and advertisements are complete.
 - Applicant Alex Principe, 9329 Breezy Way Drive, Belle Center, Ohio, was sworn in by Administrator Vaughn.
 - Applicant stated that their 2-acre property had been passed down to them from an original 100- acre family farm that his grandparents owned. When they received the land, they did not know about the gas pipe. The pipe was not on any map. Applicant stated they had worked with Columbia Gas, including getting attorneys involved, and were now before the Board as their last hope, requesting a 10-foot variance so they could build their house.
 - The applicant was asked if they had considered putting the septic in front of the house and moving the house back. Applicant stated they were advised against that.
 - Chairman Denton read the seven questions and answers on the application. Applicant did not have any additional information or comments.
 - Applicant was asked if the septic pipe going over the pipeline would present any issues. Applicant stated it would not.
 - Applicant presented photos of the family farm.
 - Dorothy Kerr made a motion to approve the variance. The motion was seconded by Kim Zianno Hartman and was approved 4-0.

- o James Spurrier joined the meeting at 7:14 p.m.

Approval of meeting minutes:

- Ellen Ebe moved to approve the May 18, 2022 meeting minutes. James Spurrier seconded. Vote: Dorothy – abstain, Kim – abstain, Bruce – yes, James – yes, Ellen – yes. Motion approved.

Other Business

- Ellen Ebe informed the Board that she had received an email from the Prosecutor’s Office regarding a workshop on Zoning, Levy Law, and Public Records. The workshop will be held at the Willis Building on December 1 from 9:00 a.m. – 4:15 p.m.

Adjournment

• **Motion to adjourn:**

Ellen Ebe made a motion to adjourn at 7:17 p.m. Dorothy Kerr seconded and the motion was approved 5-0.

Paul Wemb
Zoning Inspector

Chris Stralike
Board Clerk

Date 12/21/2022

X Kim Danno Harton

X Dorothy Kerr

X Bruce

X James Spurrier

X Ellen Ebe
Board Members