

St. Albans Board of Zoning Appeals

Steven Meisel

8772 Jersey Mill Rd. Alexandria, OH 43001

January 24, 2024

Present: Colleen Geiger, Dean Schiller, Tom Cunningham, Fred Pettey, Rae Ann Crawford and Woody Fox, St. Albans Township Zoning Inspector.

Secretary, Rae Ann, read the variance application.

Court Reporter, Jen swore in those wanting to speak.

Steven Meisel explained he wants to split 2 parcels 4.02 and 19.93 acres into 4 parcels of 3.28, 3.31, 3.05 and 13.74 acres so his daughter can build a home on the 3.05 acre lot.

Tom asked if the land was all ag, Steven said yes and it has been done before.

Fred asked if Steven had contacted the county, he said yes and they didn't have an issue with the request.

Woody explained if the variance gets approved, Woody could sign a lot split, then Steven has to go to the county for drive and septic approval. The drive is large enough for oil well access, which has been on the property, as well as farm equipment access to farm the 13.74 acres in the back.

Woody said there are others wanting lot splits but waiting for the outcome of this hearing. The current rule is 20 acres having 60' frontage. The trustees might want to revisit the lot splitting rules.

Tom agreed if we vote to approve this, we should talk to the trustees.

Adjacent land owner, David Lees, doesn't have any problem with the split. No other adjacent landowners present.

Woody suggested it might be better to have a shared driveway instead of 2 drives.

The variance requested splits 2 parcels into 4 parcels and would provide a 3.05 acre lot for a new home and a shared driveway of 60' road frontage for the 2 back lots.

Dean moved and Tom 2nd we approve the variance as written with 1 shared driveway. Motion approved 4-0.

Dean moved and Fred 2nd to adjourn at 7:44, motion carried.

<u>Colleen Geiger</u>	<u>1/26/24</u>	<u>Dean Schiller</u>	<u>1/26/2024</u>
Colleen Geiger, Chair	Date	Dean Schiller	Date
<u>Tom Cunningham</u>	<u>1/26/24</u>	<u>Fred Pettey</u>	<u>1-26-24</u>
Tom Cunningham	Date	Fred Pettey	Date