

Board of Zoning Appeals Meeting
May 12, 2011
ZA-02-11

Members/Attendance: X Hank Grover
 X Jim Burgham
 X Al Franceschelli
 N/A Bill Custer
 X Holly Grant
 N/A William Hegarty
 X Michael Johnston

Also in attendance: X Bob Monus, Zoning Inspector
 X Michele Richards, Recording Secretary

Hank Grover called the meeting to order at 7:00 p.m.

1st Order of Business:

Hank Grover stated that the first order of business is to approve the minutes from the meeting held on April 7, 2011. Jim Burgham made a motion to accept the minutes from the April 7, 2011 meeting. Al Franceschelli seconded the motion. All members were in favor - motion carried.

2nd Order of Business:

Case #ZA-02-11 – A request by Daniel Garver, to obtain relief from accessory building regulations for square footage to add onto an existing accessory building, and also for relief to retain an existing small shed, located at 2480 Spitler Road, known as parcel #35-056-0-025.00-0, Lot 2. Parcel is located in Poland Township, Poland, Ohio, in a (R-1) Residential-1 District.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. Warranty Deed
5. County Map
6. Property Description
7. Site Plan

Daniel Garver
2480 Spitler Road

Hank asked Garver if he had any further comments or information to add.

Marshall stated that he purchased a new car for his wife and does not like anything parked in the driveway. With the additional bay he can park all of their vehicles in the garage.

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Holly Grant asked Garver if he would be using the garage for business purposes. Garver replied no. He stated that he owns a large construction company and he has a building in Youngstown.

Jim Burgham asked Garver if the shed was there when he purchased the property. Garver replied yes.

Hank Grover asked if anyone else would like to speak. No one replied.

Jim Burgham stated that Garver maintains his property very well and there are no neighbors present to disagree. Garver stated he is over three hundred (300) feet from the road the garage is another one hundred (100) feet from their home.

Grover asked Garver if there is a foundation under the shed. Garver stated the shed is on top of a concrete pad. He thinks the concrete pad was once a bocce court. Grover asked Monus if the shed does count as an extra accessory building. Monus replied yes. The shed was there prior to 1998. Monus advised the Board to address the shed as a housekeeping issue to clear the record. This way if the homeowner would decide to sell the property it will be in compliance with zoning when the title companies do their search of the property.

Holly Grant stated that Garver does meet all of the setback requirements.

Hank Grover stated if the variance is approved, the second shed should be addressed because if, for some reason, the shed would need to be replaced then it would be permitted to be replaced on the same pad as it sits now. Garver stated that he keeps his lawn mower and a four wheeler in the shed.

Hank Grover asked if there were any other questions or discussion. There being none, the following motion was made.

Motion

Holly Grant made a motion in Case ZA-02-11 to grant the variance as requested, permitting the addition to the garage, which will allow it to exceed the six hundred (600) square foot maximum requirement by one hundred ninety-two (192) square feet. Also to grant a variance for the existing shed, permitting two (2) accessory buildings on the property. Jim Burgham seconded the motion.

Voting:

Yes Holly Grant
Yes Jim Burgham
Yes Al Franceschelli
Yes Mike Johnston
Yes Hank Grover

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Motion carried.

Meeting adjourned at 7:18.m.

Submitted by:
Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (7)
Zoning Commission (6)
J. Granitto (1)
File (1)