

Board of Zoning Appeals Meeting
April 7, 2011
ZA-01-11

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

Reorganization of the Board.

Jim Burgham made a motion to nominate Hank Grover as Chair of the committee. Holly Grant seconded the motion.

Voting:

Yes Jim Burgham
Yes Holly Grant
Yes Bill Custer
Yes Al Franceschelli
Abstain Hank Grover

Motion carried.

Al Franceschelli made a motion to nominate Jim Burgham as Vice Chair of the committee. Bill Custer seconded the motion.

Voting:

Yes Al Franceschelli
Yes Bill Custer
Yes Holly Grant
Yes Hank Grover
Abstain Jim Burgham

Motion carried.

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2nd Order of Business:

Hank Grover stated that the next order of business is to approve the minutes from the meeting held on October 28, 2010. Jim Burgham made a motion to accept the minutes from the October 28, 2010 meeting. Al Franceschelli seconded the motion. All members were in favor - motion carried.

3rd Order of Business:

Case #ZA-01-11 – A request by Raymond Marshall, to obtain relief from garage regulations for square footage to add onto an existing detached garage, located at 7574 Clingan Road, known as parcel #35-041-0-003.00-0, Lot 3. 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

Raymond Marshall
7574 Clingan Road

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

Marshall stated that the reason for the roof extension is so that he can park his motor home. Grover asked if the pine trees will be removed. Marshall stated yes. He also removed a large tree due to it being infested with ants.

Holly Grant asked about the second accessory building. Marshall stated he stores wood in it and it is not enclosed. Holly asked if it is considered an accessory building. Monus replied that if it has three sides, it is considered an accessory building.

Hank stated that there are no neighbors present to speak for or against the case. Hank asked Marshall if he spoke to his neighbor, Henry Hassay. Marshall stated that Hassay is in Florida but he spoke to him before he left and he also spoke to his other neighbor, Scott McCreary, and both are in favor of his request.

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Holly Grant asked Marshall if he could go with less square footage than the one thousand two hundred eighty (1280). Marshall replied yes, he could take off eight feet, which would make it thirty-two by thirty-two (32 x 32). Holly Grant asked Marshall if he will use it for business use. Marshall replied no.

Jim Burgham stated that it is a large structure, especially with an existing accessory building, but there is no neighbor behind him. The neighbor to the south also has a large building. This building will be in the back of the property and not really visible. Burgham asked if the doors will be on the north side. Marshall replied yes, there will be two doors on the north side and will be vinyl sided to match. Burgham stated that the proposed building is not imposing on other property.

Holly Grant stated that it is a large variance request, double what zoning allows, but she does agree to the other board member's comments because of the surrounding area and visibility, she does have a problem with the request.

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

Motion

Jim Burgham made a motion in Case ZA-01-11 to grant the variance as requested, to allow for the addition of a thirty-two by forty (32 x 40) foot extension to the existing unattached garage. Al Franceschelli seconded the motion.

Voting:

Yes Jim Burgham
Yes Al Franceschelli
Yes Holly Grant
Yes Bill Custer
Yes Hank Grover

Motion carried.

Meeting adjourned at 7:27 p.m.

Submitted by:

Michele Richards/Recording Secretary

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