

**Board of Zoning Appeals Meeting**

**May 22, 2008**

**ZA-01-08, ZA-02-08**

Members/Attendance:      X      Hank Grover  
   X      Jim Burgham  
   X      Al Franceschelli  
   X      Jim Pluchinsky  
   N/A      Maria Rutana  
   N/A      Bill Custer  
   X      Holly Grant

Also in attendance:      X      Patty Magazzine, Assistant Zoning Inspector  
   X      Michele Richards, Recording Secretary

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

**1<sup>st</sup> Order of Business:**

Reorganization of the Board. Jim Burgham made a motion to nominate Hank Grover as Chair of the committee. Jim Pluchinsky seconded the motion.

Voting:

Yes              Jim Pluchinsky  
Yes              Jim Burgham  
Yes              Al Franceschelli  
Yes              Holly Grant  
Abstain         Hank Grover

Motion carried.

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

Voting:

Yes              Jim Pluchinsky  
Yes              Al Franceschelli  
Yes              Holly Grant  
Abstain         Jim Burgham  
Yes              Hank Grover

Motion carried.

Hank Grover introduced Holly Grant as the new alternate.

**Board of Zoning Appeals Meeting**  
**May 22, 2008**  
**ZA-01-08, ZA-02-08**

**2<sup>nd</sup> Order of Business:**

Hank Grover stated that the next order of business is to approve the minutes from the meeting held on November 8, 2007. Jim Burgham made a motion to accept the minutes from the November 8, 2007 meeting. Al Franceschelli seconded the motion.

Voting:

Yes	Al Franceschelli
Yes	Jim Burgham
Yes	Jim Pluchinsky
Abstain	Holly Grant
Yes	Hank Grover

Motion carried.

**3rd Order of Business:**

*Case #ZA-01-08 – A request by Keith Lane, to obtain relief from accessory building regulations (square footage) and to temporarily retain an additional accessory building, located at 2500 Manor Avenue, known as parcel # 39-001-0-047.00-0, Lot 91. 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

**Keith Lane**  
**2500 Manor Avenue**

Grover asked Keith Lane if there were any other comments or additions that he would like to add in regard to this case. Lane responded no.

Jim Burgham asked Patty Magazzine for clarification on this case. Jim stated that the appellant is desiring to construct the new garage and turn the existing garage into living space, which would give him an unattached garage that is two hundred feet (200') larger than allowable, so the request for the variance is for the additional two hundred feet (200'). Patty stated that is correct. Burgham asked if the current accessory building is permitted in addition to the detached garage. Patty stated it would be allowed because it will be detached, not attached, and the existing

**Board of Zoning Appeals Meeting**  
**May 22, 2008**  
**ZA-01-08, ZA-02-08**

accessory building is allowed. Holly Grant stated that the zoning allows one accessory building, which the detached garage would also be an accessory building under the definition of accessory building. Burgham stated that if it was an attached garage he would be permitted an accessory building. Holly Grant stated that the definition of accessory building is: an accessory building shall include, but not be limited to, a detached garage, storage building, shed and barn. Patty Magazzino stated that no lot shall contain more than one accessory building, unless granted relief from the Board of Zoning Appeals. Grover stated that the Board has to grant a variance for the current shed to remain.

Grover asked about the side lot requirement. Patty Magazzino stated the side lot requirement for a detached garage is five feet (5').

Grover stated that according to Lane's plans he shows a gravel drive, which is not permitted on his street. Grover advised the Appellant that a hard surface driveway is required, concrete or asphalt, as well as the driveway being three feet (3') from the property line. Lane stated that he and his neighbor would like to place one large pad in between the houses. Grover advised Lane that he cannot abut the driveways without coming back to the Board for a variance.

Holly Grant asked Lane what his timeline is for remodeling the current attached garage. Lane replied as soon as the new garage is constructed and he can clear out the clutter in the current garage. Lane stated that once he receives the building permit he plans to start construction. He would like to have new garage completed by October of this year.

Hank Grover asked if anyone would like to speak in favor of the request. No one responds. Hank Grover asked if anyone would like to speak against the request. No one responds.

The Board discussed the case further and the following motion was made:

***Motion***

*Jim Burgham made a motion in Case ZA-01-08 to grant the necessary two (2) variances to allow for the construction of a twelve hundred (1,200) square foot detached garage and to permit the ten by ten foot (10' x 10') shed to remain. Both variances are conditional upon the existing attached garage being converted to living space within six (6) months of permit approval. Holly Grant seconded the motion.*

Voting:

Yes Holly Grant  
Yes Jim Burgham  
Yes Jim Pluchinsky  
Yes Al Franceschelli  
Yes Hank Grover

Motion carried.

**Board of Zoning Appeals Meeting**  
**May 22, 2008**  
**ZA-01-08, ZA-02-08**

**4<sup>th</sup> Order of Business:**

*Case ZA-02-08 – A request by Mike and Tracy Hedrich, to obtain relief from accessory building regulations (for an additional accessory building) located at 1874 Bedford Road, known as parcel # 41-106-0-003.00-0, Lot 5. Parcel is located in Poland Township, Lowellville, Ohio, in an (AG) Agricultural 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

**Mike Hedrich**  
**1874 Bedford Road**

Grover asked Mike Hedrich if there were any other comments or additions that he would like to add in regard to this case. Hedrich referred to his letter of intent and stated that the two hundred seventy-five foot (275') setback is not behind the house, it is actually one hundred eighty feet (180') behind the house, which is in the woods. He stated that he needs a pool shed closer to the house.

Hank Grover asked if anyone would like to speak in favor of the request. No one responds. Hank Grover asked if anyone would like to speak against the request. No one responds.

Jim Burgham stated that the existing shed is located far back on the property and the location where the new shed will be placed will not be visible from the road.

After further discussion, the following motion was made:

***Motion***

*Jim Burgham made a motion in Case ZA-02-08 to grant the variance to allow for a second accessory building, the size and location as per the plans submitted. Al Franceschelli seconded the motion.*

Voting:

- Yes Al Franceschelli
- Yes Jim Burgham
- Yes Jim Pluchinsky

**Board of Zoning Appeals Meeting**

**May 22, 2008**

**ZA-01-08, ZA-02-08**

Yes Holly Grant  
Yes Hank Grover

Motion carried.

**New Business:**

Patty Magazzino distributed ethics committee information to the board members and new zoning maps from Mahoning County GIS.

The next meeting will be held on May 29, 2008. Meeting adjourned at 8:00 p.m.

Submitted by:  
Michele Richards/Recording Secretary

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