

**Board of Zoning Appeals Meeting**  
**April 19, 2007**  
**ZA-02-07**

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

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.

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

Hank Grover stated that the first order of business is to approve the minutes from the meeting held on March 29, 2007. Al Franceschelli made a motion to accept the minutes from the March 29, 2007 meeting. Hank Grover seconded the motion. Motion carried.

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

*Case #ZA-02-07 – A request by Bill St. Vincent, owner of Ravenna Industries, to obtain relief from side and rear yard setback to erect a building for storage located at 6150 Center Road, known as parcel number 35-099-0-009.00-0, great lot 56. Parcel is located in Poland Township, Poland, Ohio, in a (TC) Town Center 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

**Atty. Robert Gensler**  
**185 High Street N.W., Warren, Ohio**

Gensler stated he is representing Bill St. Vincent, who is out of town at a business meeting. Gensler stated the reason for the variance is relief from side and rear yard setback lines to construct a building for storage at 6150 Center Road. Gensler referred to the map included in the packet. Gensler made reference to previous variances submitted on this property on July 20, 2000 and May 10, 2001 that were granted. In referring to the map, Gensler stated two buildings would be removed to allow for construction of the new building.

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Hank Grover asked Bob Monus to explain the previous variances that Gensler spoke of. Monus stated the variance in May of 2001 was to construct an accessory structure and at that time the property was R2. The size of the structure was two thousand forty-eight (2,048) square feet. In 2000, the variance was for relief from practical difficulties of a five foot (5') variance to the east and fourteen and one-half feet (14 1/2') to the west. The boundary lines were changed in May of 2004. The property is now (TC) Town Center.

Hank Grover asked if anyone would like to speak in favor of the request.

**Dave Shepherd**  
**6660 Sturbridge Place**

Sturbridge stated he is a colleague of Gensler. He stated he had an opportunity to review the plans and does not see that the new structure will affect any other properties other than the property owned by Mr. St. Vincent. He stated he is in favor of the variance.

Hank Grover asked if anyone would like to speak against the request.

**Carol Dearing**  
**6260 Center Road**

Dearing stated that she owns the property adjacent to the St. Vincent property. Dearing stated that the building is on her property. Gensler showed Dearing the property map and explained that two buildings would be removed and a new structure would be constructed. Gensler explained that the property was surveyed and the building is not on her property.

Grover explained to Dearing that the new building will be placed approximately seven feet two inches (7'2") from her property line.

The Board referred to Section 7.03 Accessory Buildings and Uses and had discussion. Grover asked Monus how far this building would be from the side lot line and rear lot line. Monus stated five feet (5') from the side lot line and seven feet (7') from the rear lot line.

Grover stated that the purpose of the meeting is to consider the request of Mr. St. Vincent to place his building within 1.12 feet from the property line, in which he owns.

***Motion***

*Jim Burgham made a motion in Case ZA-02-07 to grant the side yard variance setback on the east property line to allow for construction of the proposed steel building as per the plans and drawings submitted. Al Franceschelli seconded the motion.*

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Voting:

Yes Al Franceschelli  
Yes Jim Burgham  
Yes Hank Grover

Motion carried.

Meeting adjourned at 7:51 p.m.

Submitted by:  
Michele Richards/Recording Secretary

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