

**Board of Zoning Appeals Meeting  
August 14, 2008  
ZA-08-08**

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

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 July 24, 2008 meeting. All board members were in favor. Motion carried.

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

*Case #ZA-08-08 – A request by Donna Helscel to obtain a variance for relief from accessory building regulations for (number of buildings permitted) for property located at 5932 Poland-Struthers Road, known as parcel #35-004-0-002-00.0, lot number 1. 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

Hank Grover read the letter of intent submitted by the Appellant. Hank Grover asked if there was anyone present to speak in regard to this case.

**William Helscel  
3716 Leetonia Road  
Leetonia, Ohio**

William Helscel is the son of the appellant, Donna Helscel. Helscel stated that the shed was put up several years ago by his father, who is now deceased. His father wanted to put a larger shed up but at that time zoning would not permit it. He stated it has been well maintained and is used for storage of lawn mowers, etc.

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Hank Grover asked if anyone else would like to speak in regard to the request. No one responds.

Jim Burgham asked Helscel when the second shed was put up. Helscel stated approximately two years ago. Holly Grant asked when the first shed was put up. Helscel stated approximately ten years ago.

Holly Grant asked Helscel about his father wanting to put up a larger shed but was not permitted. She explained that zoning permits a 600 square foot shed and with both current sheds combined the square footage is less than the 600 square feet. Helscel stated that his father may not have understood the zoning requirements.

Jim Burgham asked if a permit was obtained for the first shed. Bob Monus stated yes, a permit was obtained for the first shed.

Hank Grover stated that he feels the two sheds are not excessive on the property and they are not visible from the street. Holly Grant stated she thought the sheds appeared crowded on the property. Jim Burgham stated that the two sheds are close together and they appear to resemble one structure, especially with the appellant putting up some lattice work between them.

After further discussion, the following motion was made:

***Motion***

*Al Franceschelli made a motion in Case ZA-08-08 to grant the variance for the additional out building as situated on the property. The appellant will be required to obtain a permit for the additional out building. Jim Burgham seconded the motion.*

Voting:

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

Motion carried.

The next meeting will be held on September 18, 2008.

Meeting adjourned at 7:23 p.m.

Submitted by:

Michele Richards/Recording Secretary

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