

Board of Zoning Appeals Meeting

June 25, 2009

ZA-02-09 & ZA-03-09

Members/Attendance: X Jim Burgham
X Al Franceschelli
X Bill Custer
X Mike Johnston
X Bill Hegarty

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

Jim Burgham called the meeting to order at 7:00 p.m.

1st Order of Business:

Jim Burgham stated that the first order of business is to approve the minutes from the meeting held on March 12, 2009. Al Franceschelli made a motion to accept the minutes from the March 12, 2009 meeting. Bill Custer seconded the motion.

Voting:

Yes Bill Custer
Yes Al Franceschelli
Yes Mike Johnston
Yes Bill Hegarty
Yes Jim Burgham

Motion carried.

2nd Order of Business:

Case ZA-02-09 – A request by Nicholas and Deborah Kreatsoulas to obtain relief of three feet seven inches (3’ 7”) from minimum rear yard setback for property located at 8647 Spring Hill Trail, known as parcel #35-064-0-003.05-0, lot 251. 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. Letter of Authorization
5. Warranty Deed
6. County Map
7. Property Description
8. Site Plan

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Nicholas Kreatsoulas
8647 Spring Hill Trail

Kreatsoulas stated he would like to build a sixteen by sixteen foot (16 x 16') extension to his kitchen. He stated that he has a large family and needs the additional space in the kitchen. He stated his property is encroaching the forty (40) foot easement area by a foot and a half (1 ½') on one side to about three and a half feet (3 ½') on the other side. He has asked the neighbors their feelings regarding this and they stated that they feel it is exciting that they are adding onto their house. He also spoke to the neighbors behind them and they feel the same way.

(Per the Zoning Office – Please note that the house sits on an angle, therefore, the left rear side and right rear side differ.)

Jim Burgham stated that there are irregular lot lines in the back of the property. Kreatsoulas stated that they had the property surveyed by Western Reserve Land Consultants. He agreed with Burgham that the back area of the property is a little irregular and also pie shaped.

Burgham asked if anyone would like to speak in favor of the request. No one responds. Burgham asked if anyone would like to speak in opposition of the request. No one responds.

Burgham asked Kreatsoulas if the addition would be a single story. Kreatsoulas replied yes.

The Board then made the following motion:

Motion

Al Franceschelli made a motion in Case ZA-02-09 to grant the variance for relief of three feet seven inches (3'7") on the rear yard setback as per the plans submitted. Bill Custer seconded the motion.

Voting:

Yes Al Franceschelli
Yes Bill Custer
Yes Mike Johnston
Yes Bill Hegarty
Yes Jim Burgham

Motion carried.

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3rd Order of Business:

Case #ZA-03-09 – A request by Michael Soubeyrand to obtain relief from maximum square feet of floor area and from height requirements to build a thirty by forty (30 x 40) foot accessory building, for property located at 3900 Arrel Road, known as parcel #35-066-0-001.00-0, great lot 39. Parcel is located in Poland Township, Poland, Ohio, in an agricultural (AG) 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

Michael Soubeyrand
3900 Arrel Road

Soubeyrand stated that the reason for the height of the building is because he is building a house that has a 10-12 pitch roof and the accessory building will also have the same 10-12 same pitch roof. This will make the garage approximately twenty-three feet (23') high. He stated he has a family of five with several vehicles, lawn equipment, and antique cars that he would like to store in this building.

Jim Burgham asked Soubeyrand what the height of the accessory building will be. Soubeyrand stated it would be twenty-three feet (23'), not more than twenty-five feet (25'). It will be lower than the highest pitch on the house and will match the pitch on the attached garage.

Mike Johnston asked if there would be one driveway off of the street. Soubeyrand stated yes, there will be one driveway. Johnston asked if they had an engineer look at the downspouts. Soubeyrand replied yes.

Burgham asked if anyone would like to speak in favor of the request. No one responds. Burgham asked if anyone would like to speak in opposition of the request.

Margaret Biroschak
4034 Arrel Road

Biroschak asked if the house would be built first. Soubeyrand stated that the house and accessory building would be built at the same time.

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Jim Burgham stated that when an applicant wants to build an accessory building at the same time as the house and design it the same way, the height request is needed to make it look aesthetically pleasing and to match the home. He stated that this is about a twenty (20) percent request for square footage, which is not excessive in that neighborhood.

Bob Monus stated that the building height is not to the ridge of the building, it is an average between the ridge and the eaves that is considered the building height.

The Board then made the following motion:

Motion

Al Franceschelli made a motion in Case ZA-03-09 to grant the variances for a maximum square footage of no more than one thousand two hundred (1,200) square feet for the detached accessory building and also for the height of the accessory building to accommodate a 10-12 pitch design, as per the plans submitted. Mike Johnston seconded the motion.

Voting:

Yes Al Franceschelli
Yes Mike Johnston
Yes Bill Custer
Yes Bill Hegarty
Yes Jim Burgham

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 (8)
J. Granitto (1)
File (1)