

Board of Zoning Appeals Meeting
June 24, 2010
ZA-01-10, ZA-02-10

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

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

The Board held a work session at 6:30 p.m. The alternates were also in attendance for the work session.

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

1st Order of Business:

Reorganization of the Board.

Al Franceschelli made a motion to nominate Hank Grover as Chair of the committee. There were no other nominations. Hank Grover accepted the nomination.

Voting:

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

Motion carried.

Holly Grant made a motion to nominate Jim Burgham as Vice Chair of the committee. There were no other nominations. Jim Burgham accepted the nomination.

Voting:

Yes	Holly Grant
Yes	Bill Custer
Yes	Al Franceschelli
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 November 18, 2009. Bill Custer made a motion to accept the minutes from the November 18, 2009 meeting. Al Franceschelli seconded the motion. All members were in favor - motion carried.

3rd Order of Business:

Case #ZA-01-10 – A request by Travis and Karla Stocker to obtain relief from accessory building regulations, for setback from the house, for property located at 5330 Struthers Road, known as parcel # 39-018-0-012.00-0, Lot 2. Parcel is located in Poland Township, Struthers, Ohio, in an (E) Estate 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

Travis Stocker
5330 Struthers Road
Struthers, Ohio

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

Stocker stated that he moved to this property approximately eighteen (18) months ago. He stated that he needed some additional lawn equipment and more space to store it. He contacted the Zoning Office and was given some suggestions where he could place a storage building on his property. Time had elapsed and he needed to purchase a storage building. He stated that the only location that was feasible to place the building was the north corner of his property, which he referenced on the drawing. He stated that he takes full responsibility for not obtaining the permit prior to purchasing the building. He stated that moving the building would cause other issues.

Holly Grant asked Stocker if he talked to the Zoning Inspector prior to purchasing the building but failed to obtain the permit. Stocker replied yes. He stated he purchased the property in September of 2008 and immediately recognized that he would have storage problems. In the

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spring of 2009 he contacted Monus who gave him suggestions on where he could place the building. Stocker stated he purchased the building in August of 2009. The store where he purchased the building from told him that they would handle everything and he assumed this meant the building permit also. He stated that it just slipped his mind and he forgot about it. He stated it was his own negligence.

Grover stated that Stocker's rear yard is where the septic system is located and you are not permitted to build in that area or place a shed.

Jim Burgham stated that with the corner lot and the restrictions and the vacant lot located next to Stocker, aesthetically where the shed is located now is the best location.

Grover stated that Stocker's shed is not on a foundation. There are a couple feet of stone in front of the doors of the shed. Hank stated that he does not have a problem with the position of the shed; he is concerned if there was an issue that the fire department had to be called there, they would have a hard time getting around that corner where the shed is located.

Holly asked Stocker how far he could move the shed out. Stocker stated about three feet (3'). He stated he could bring the shed to the edge of the stone foundation. Holly stated she is concerned because Stocker did not obtain the permit and she would like to see the shed moved out.

The Board asked Stocker if he could move the shed three feet (3'). Stocker replied that he could move it two and a half feet (2 ½') to three feet (3'). The Board recommends that the shed be moved two and a half feet (2 ½') to the edge of the stone pad.

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

Motion

Al Franceschelli made a motion in Case ZA-01-10 to grant the variance, provided that the existing building is moved out to the edge of the existing stone foundation, and also that a zoning permit is obtained. Jim Burgham seconded the motion.

Voting:

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

Motion carried.

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4th Order of Business:

Case #ZA-02-10 – A request by Wade and Barbara Malizia to obtain relief from minimum side yard setback to build an addition, for property located at 8436 Four Seasons Trail, known as parcel #35-063-0-009.00-0, Lot 10. 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

Barbara Malizia
8436 Four Seasons Trail

The contractor, Tony Aulisio of American Remodelers, was also introduced.

Mrs. Malizia stated that the dining room needs width. Hank asked Aulisio if he wanted to say anything. Aulisio stated that the way the room is located they could add on to the back but they really need the width. The dining room is too narrow to walk around in.

Jim Burgham asked the distance between the home and the neighbor's shed. Aulisio stated approximately fifteen feet (15'). Burgham asked who owns the stone wall. Aulisio stated the stone wall is in the middle of both properties. The homeowner of the other property put the wall up. Aulisio stated the addition will stop before the stone wall.

Jim Burgham asked Monus if the neighbor's shed was properly installed and is seven feet (7') from the existing back property line. Monus stated current code is five feet (5') from side and seven feet (7') from the rear. He stated it looks close to five feet (5') and cannot recall any permits for the shed.

Grover stated he went to the property and found a pin between the two lots in the front. The stone wall is located on the neighbor's property.

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

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After further discussion, the Board made the following motion:

Motion

Holly Grant made a motion in Case ZA-02-10 to grant the variance that was requested. Al Franceschelli seconded the motion.

Voting:

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

Motion carried.

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)