

Board of Zoning Appeals Meeting
March 23, 2017
ZA-01-17

Members/Attendance:	N/A	Hank Grover
	X	Jim Burgham
	X	Michael Johnston
	X	Ricky Morrison
	X	Albert Sciulli
	X	Robert Durick
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:

Reorganization of the Board.

Al Sciulli made a motion to nominate Jim Burgham as Chair of the Committee. Ricky Morrison seconded the motion. Jim Burgham accepted the nomination. All members were in favor. Motion carried.

Al Sciulli made a motion to nominate Michael Johnston as Vice Chair of the Committee. Bob Durick seconded the motion. Mike Johnston accepted the nomination. All members were in favor. Motion carried.

2nd Order of Business:

Jim Burgham stated that the second order of business is to approve the minutes from the meetings held on October 20, 2016 and November 10, 2016.

Mike Johnston made a motion to approve the minutes from the October 20, 2016 meeting. Ricky Morrison seconded the motion.

Voting:

Yes	Mike Johnston
Yes	Ricky Morrison
Yes	Al Sciulli
Abstain	Ricky Morrison
Yes	Jim Burgham

Motion approved.

Bob Durick made a motion to approve the minutes from the November 10, 2016 meeting. Mike Johnston seconded the motion.

Voting:

Yes	Bob Durick
Yes	Mike Johnston
Abstain	Ricky Morrison

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Yes Al Sciulli
Yes Jim Burgham

Motion carried.

3rd Order of Business:

Case #ZA-01-17 – Is a variance request by Kevin Stoklosa to obtain relief from side yard property setback to construct an attached addition to his home. His intent is to demolish the detached garage and attached sunroom and add an attached garage and family room and will convert existing rooms into a bedroom and enlarge the kitchen. The property is located at 8062 North Lima Road, and is known as parcel #35-045-0-001.00-0, lot #4. Parcel is located in Poland Township, Poland, Ohio, in a (R-1) Residential-1 zoned district.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. Abutting Property Owners List
5. Site Plan
6. Property Description (Zoning)
7. Property Description (Auditor)
8. Plate Map
9. Zoning District Map
10. County GIS Map
11. Warranty Deed

Kevin Stoklosa
8062 North Lima Road

Stoklosa stated that he had no additional information to add. His proposed plan is to demolish the detached garage and attached sunroom and build a new four (4) car garage, new family room, and a larger kitchen. The new garage would be on the side yard property line to use the paper street as the driveway.

He stated he would like to vacate the road and was told that he would need to file a petition with the Mahoning County Commissioner's office. He has collected signatures and filed the petition with Mahoning County to vacate the paper street.

Jim Burgham asked the status of the petition. Stoklosa stated there was an informal meeting last year and all neighbors have signed except for Ed Muransky, who does not want to sign. Bob Durick asked why Muransky does not want to sign. Stoklosa stated Muransky told him that he wants to either make it a street or a private driveway.

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

Phyllis Forris
8082 North Lima Road

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Forris shares the driveway with Stoklosa. She stated that she is thinking of selling her property and Muransky has expressed an interest.

Jim Burgham asked if anyone would like to speak against the request. No one replied.

Burgham stated his concern is that the right-of-way is there and someone could develop that property into a street. If that would happen, that would put Stoklosa's garage on the edge of the right-of-way and there would be no setback whatsoever.

Burgham asked Stoklosa if he has considered changing his proposed layout for the addition. He stated, that would be difficult due to the location of the sewer line.

Ricky Morrison stated that the requested setback is not feasible.

Burgham stated the Board has to determine practical difficulty and a zero setback has never been granted.

Mike Johnston stated he agrees with Burgham that the zero setback is difficult. He suggested that Stoklosa reconfigure his addition and bring it back to the Board for approval.

The Board suggested some design changes to Stoklosa for the proposed addition.

After further discussion, the following motion was made.

Motion

Mike Johnston made a motion in Case ZA-01-17 to deny the request for a zero side yard setback, however, will allow a reduction to a two (2) foot side yard setback for an addition to the home, as per the plans submitted. Bob Durick seconded the motion.

Voting:

Yes Mike Johnston
Yes Bob Durick
Yes Al Sciulli
No Ricky Morrison
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:56 p.m.

Submitted by:
Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (6)
Zoning Commission (6)
P. Canter, Fiscal Officer (1)
File (1)