

1 STATE OF OHIO )  
2 COUNTY OF MAHONING ) SS:  
3 TOWNSHIP OF POLAND )

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 MAY 30, 2024 - 7:00 P.M.

7 CASE #ZA-04-24

8  
9 RE: Case #ZA-04-24 - Michael and Paula Hayes

10 Variance Request

11  
12 This is a request by Michael and Paula Hayes to obtain  
13 relief from minimum rear yard setback from the property  
14 line, to construct an addition to their home located at 6624  
15 Katahdin Dr. The request is to reduce the minimum rear  
16 setback from the required (40') forty feet to (34'-6')  
17 thirty-four feet six inches on right rear setback and from  
18 (40) forty feet to (36'-1") thirty-six feet one inch on  
19 middle rear lot setback. The property is in a Residential-1  
20 (R-1) zoning district and is known as lot number 266, parcel  
21 number 35-022-0-090.00-0 and is located in Poland Township,  
22 Poland, Ohio.  
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1 **APPEARANCES:**

2 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

3 Michael Johnston, Chairman and Member of the Board  
4 Ricky Morrison, Vice-Chairman/Member of the Board  
5 Robert Durick, Member of the Board  
6 John Grahovac, Member of the Board  
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8 **ON BEHALF OF THE APPELLANTS:**

9 Michael and Paula Hayes, Appellants

12 **PLACE:** Poland Township Government Center  
13 3339 Dobbins Road  
14 Youngstown, Ohio 44514

15 **REPORTER:** Dena K. Crissman, M.S., R.P.R., C.R.I.  
16 Registered Professional Reporter  
17 3656 Tippecanoe Place  
18 Canfield, Ohio 44406  
19 E-mail: dkcrissman@ysu.edu  
20 Office: 330-502-8862  
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1 feet, six inches (34'6") on the right rear yard  
2 setback -- and from forty feet (40') to  
3 thirty-six feet, one inch (36'1") on the middle  
4 rear yard setback as per the plans submitted.

5 MR. JOHNSTON: If you  
6 wouldn't mind reading that back.

7 MR. MORRISON: I have one (1)  
8 more thing.

9 MR. JOHNSTON: Oh, I'm sorry.

10 MR. MORRISON: I just want to  
11 add that a lot of times, during construction  
12 with these things, these setbacks change once  
13 they start laying things out. So if anything  
14 like that happens, I would just ask you to,  
15 please, let Patty know.

16 MR. HAYES: I will do that.

17 MR. MORRISON: Okay, thank  
18 you -- that's it.

19 (WHEREAS, THE MOTION WAS READ  
20 BACK BY THE COURT REPORTER ON  
21 PAGE 3, LINE 22. MR. MORRISON  
22 HAD SAID "MAIN" REAR YARD  
23 SETBACK ON PAGE 4, LINE 3 -- AND  
24 ASKED IT TO BE CORRECTED -- FOR  
25 THE RECORD TO REFLECT "MIDDLE"

1 REAR YARD SETBACK. THE RECORD  
2 WILL REFLECT THE CORRECTION TO  
3 "MIDDLE" ON PAGE 4, LINE 3.  
4 PROCEEDINGS WERE AS FOLLOWS:)

5 MR. MORRISON: Thank you.

6 MR. JOHNSTON: Can I have a  
7 second?

8 MR. GRAHOVAC: I'll second  
9 it.

10 COURT REPORTER: Is that Mr.  
11 Grahovac?

12 MR. JOHNSTON: Mr. Grahovac  
13 seconded.

14 COURT REPORTER: I'm sorry.  
15 No one is speaking into the mic, so I  
16 apologize.

17 MS. MAGAZZINE: You guys do  
18 need to talk into them -- because it's hard for  
19 me to hear.

20 MR. JOHNSTON: Okay,  
21 everybody good to go? Do you want me to poll  
22 the Board on that?

23 MS. MAGAZZINE: I could do  
24 it -- Ricky Morrison?

25 MR. MORRISON: Yes.

1 MS. MAGAZZINE: John

2 Grahovac?

3 MR. GRAHOVAC: Yes.

4 MS. MAGAZZINE: Robert

5 Durick?

6 MR. DURICK: Yes.

7 MS. MAGAZZINE: Michael

8 Johnston?

9 MR. JOHNSTON: Yes.

10 (ROLL CALL VOTE: 4, AYE;

11 0, NAY; 0, ABSTAINED.)

12 MS. MAGAZZINE: Motion

13 carries.

14 MR. JOHNSTON: Thank you.

15 You guys are good to go. You can get a hold of  
16 Patty, here, tomorrow or next week and get your  
17 paperwork in order; and then like Ricky says --  
18 once you start digging, if something changes or  
19 whatever, just let us know, and we'll adjust  
20 from there.

21 MR. HAYES: All right, thank  
22 you.

23 MR. JOHNSTON: Thank you,  
24 guys. You're welcome to stay. We do have  
25 another case, and we're going to move on to

1           that right now.

2                               (WHEREUPON, THE PUBLIC HEARING  
3                               BEFORE THE POLAND TOWNSHIP BOARD  
4                               OF ZONING APPEALS, IN APPEAL  
5                               CASE ZA-04-24, CONCLUDED AT 7:15  
6                               P.M. ALL ORIGINAL EXHIBITS AND  
7                               DOCUMENTATION WERE RETAINED BY  
8                               THE POLAND TOWNSHIP ZONING  
9                               OFFICE AND FILED/INCORPORATED  
10                              INTO THE CASE RECORD.)

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STATE OF OHIO )  
 ) ss.  
COUNTY OF MAHONING)

REPORTER'S CERTIFICATE

I certify that the above and foregoing is a true and partial transcript of the minutes and motions made during the Public Hearing, as shown by stenotype notes written by me, in the presence of the witnesses at the time of the Public Hearing.

*Dena K. Crissman, M.S., R.P.R., C.R.I.*  
Dena Kay Crissman, Notary Public  
My Commission Expires 2-08-2029





1 STATE OF OHIO )  
2 COUNTY OF MAHONING ) SS:  
3 TOWNSHIP OF POLAND )

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 MAY 30, 2024 - 7:00 P.M.

7 CASE #ZA-05-24

8  
9 RE: Case #ZA-05-24 - Mark Rosa

10 Variance Request

11  
12 This is a request from Mark Rosa who seeks a variance to  
13 obtain relief from Accessory Building regulations for the  
14 permitted number of structures and the square footage for  
15 each building. Building #1 will be 24'w by 26'd (twenty-four  
16 by twenty-six) feet. The total square feet of the building  
17 will be 624 (six hundred twenty-four). Building #2 will be  
18 30'w by 40'd (thirty by forty) feet. The total square feet  
19 of the building will be 1,200 (one thousand-two hundred).  
20 The property is located at 2100 Stewart Rd., Poland  
21 Township, Lowellville, Ohio, known as lot number 3, parcel  
22 number 41-094-0-003.03-0 and is in a Residential-1 (R-1)  
23 zoning district.  
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**APPEARANCES:**

**POLAND TOWNSHIP BOARD OF ZONING APPEALS**

**Michael Johnston, Chairman and Member of the Board  
Ricky Morrison, Vice-Chairman/Member of the Board  
Robert Durick, Member of the Board  
John Grahovac, Member of the Board**

**Patty Magazzine, Zoning Inspector**

**ON BEHALF OF THE APPELLANT:**

**Mark Rosa, Appellant**

**PLACE: Poland Township Government Center  
3339 Dobbins Road  
Youngstown, Ohio 44514**

**REPORTER: Dena K. Crissman, M.S., R.P.R., C.R.I.  
Registered Professional Reporter  
3656 Tippecanoe Place  
Canfield, Ohio 44406  
E-mail: dkcrissman@ysu.edu  
Office: 330-502-8862**



1 one (1) motion -- if that's okay -- to allow  
2 the construction of a 624 square foot building,  
3 dimensions 24' x 36' --

4 MR. JOHNSTON: -- 26'.

5 MR. MORRISON: Oh, I'm  
6 sorry -- 24' x 26' -- as well as allow a second  
7 accessory building, with the maximum square  
8 footage of 1,200 feet, 30' x 40' -- 1,200  
9 square feet, 30' x 40' feet, as per the plans  
10 submitted.

11 (WHEREAS, THE MOTION ON PAGE 3,  
12 LINE 23, WAS READ BACK BY THE  
13 COURT REPORTER, AND PROCEEDINGS  
14 WERE AS FOLLOWS:)

15 MR. MORRISON: I think that  
16 covered everything.

17 MR. JOHNSTON: Do we have a  
18 second?

19 MR. DURICK: I will second  
20 it.

21 MR. JOHNSTON: Mr. Durick  
22 seconded -- you can poll the Board, please.

23 MS. MAGAZZINE: Ricky  
24 Morrison?

25 MR. MORRISON: Yes.

1 MS. MAGAZZINE: Robert

2 Durick?

3 MR. DURICK: Yes.

4 MS. MAGAZZINE: Michael

5 Johnston?

6 MR. JOHNSTON: Yes.

7 MS. MAGAZZINE: John

8 Grahovac?

9 MR. GRAHOVAC: Yes.

10 (ROLL CALL VOTE: 4, AYE;

11 0, NAY; 0, ABSTAINED)

12 MR. JOHNSTON: You are free  
13 to construct, sir. Thank you for coming in --  
14 catch up with Patty next week and get your  
15 paperwork going -- and enjoy.

16 MR. ROSA: Understood, thank  
17 you.

18 MR. MORRISON: Have a good  
19 night.

20 MR. ROSA: You, too.

21 MR. JOHNSTON: Any other  
22 business tonight, guys?

23 (WHEREAS, THERE WAS NO RESPONSE  
24 FROM THE BOARD, AND PROCEEDINGS  
25 WERE AS FOLLOWS:)

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MR. JOHNSTON: Motion to  
adjourn.

MR. MORRISON: Adjourn.

(WHEREUPON, THE PUBLIC HEARING  
BEFORE THE POLAND TOWNSHIP BOARD  
OF ZONING APPEALS, IN APPEAL  
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P.M. ALL ORIGINAL EXHIBITS AND  
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*Dena K. Crissman, M.S., R.P.R., C.R.I.*  
Dena Kay Crissman, Notary Public  
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