

**Board of Zoning Appeals Meeting
December 11, 2014
ZA-14-14, ZA-15-14, ZA-16-14**

Members/Attendance:	X	Hank Grover
	X	Jim Burgham
	X	Holly Grant
	X	Michael Johnston
	X	Ricky Morrison
	N/A	Frank Prusak
Also in attendance:	X	Bob Monus, Zoning Inspector
	X	Michele Richards, Recording Secretary

1st Order of Business:

A request was made by the Appellant of Case #ZA-16-14 to hear his case prior to the other two cases, because he has to go to work. There were no objections from the other two appellants; therefore, this case is being heard first.

Case #ZA-16-14 – Is a request by Jerome Lepowsky, to construct a forty wide by forty deep by twenty two feet five inches high (40 x 40 x 22.5) accessory building which square footage and height exceed allowable size, and to retain an existing twenty four by eighteen (24 x 18) square foot detached garage. There is also an existing twelve by twenty (12 x 20) square foot screened in pavilion style building to rear of home. Parcel is located in Poland Township, Poland, Ohio in a (r01) Residential-1 zoned 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

**Jerome Lepowsky
5835 Poland Struthers Road**

Lepowsky stated that he also owns the property behind his house and to the north of his property.

Holly Grant asked Lepowsky if he will use the building for business use. Lepowsky replied no, but he does plan to buy a concession trailer and will need to store it in this building.

Jim Burgham asked if anyone would like to speak in favor of this request. No one responds. Jim Burgham asked if anyone would like to speak against this request. No one responds.

Hank Grover asked Lepowsky what type of construction the building will be. Lepowsky replied it will be a post foundation with vinyl siding.

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Jim Burgham stated that the variance is needed for the height and size of the proposed building. There is no variance needed for the pavilion unless Lepowsky would enclose it, then he would need to address the Board for a variance.

Motion

Hank Grover made a motion in Case ZA-16-14 to grant the variance as requested by Jerome Lepowsky for a forty by forty (40 x 40) foot accessory building with a maximum height of twenty-two and a half (22.5) feet. This variance is predicated upon the pavilion not being enclosed, at which time the appellant would have to return to the Board for a variance request. Mike Johnston seconded the motion.

Voting:

Yes Hank Grover
Yes Mike Johnston
Yes Holly Grant
Yes Ricky Morrison
Yes Jim Burgham

Motion carried.

2nd Order of Business:

Case ZA-14-14 – Is a variance request by Monica Ragan to retain an existing twelve by sixteen (12 x 16) square foot accessory building and to erect an additional twelve by twenty (12 x 20) square foot accessory building for property located at 2001 Stewart Road, known as parcel #41-105-0-044.00-0, Lot #1. Parcel is located in Poland Township, Lowellville, 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. Warranty Deed
5. County Map
6. Property Description
7. Site Plan

**Richard Ragan
2001 Stewart Road
Lowellville, Ohio**

Ragan stated that the height of the proposed shed is eleven (11) feet. The shed will sit on the driveway and be used for storage purposes.

Jim Burgham asked if anyone would like to speak in favor of this request. No one responds. Jim Burgham asked if anyone would like to speak against this request. No one responds.

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Burgham stated Ragan has a large piece of property in a rural area and the current accessory will be well hidden with the new accessory building. He has a golf cart sitting outside that will be stored in the proposed building.

Hank Grover stated he has no issue with the proposed building.

Motion

Holly Grant made a motion in Case ZA-14-14 to grant the variance permitting the second accessory building on the property as per the plans submitted. The height of the accessory building will be eleven (11) feet. Ricky Morrison seconded the motion.

Voting:

Yes Holly Grant
Yes Ricky Morrison
Yes Mike Johnston
Yes Hank Grover
Yes Jim Burgham

Motion carried.

3rd Order of Business:

Case ZA-15-14 – Is a variance request by Martin Palma, to retain an existing ten by eight feet three inch (10 x 8' x 3") square foot accessory building and to retain an additional accessory building of the same dimensions, for property located at 6609 Sturbridge Place, known as parcel #35-022-0-147.29-0, Lot #27. 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. Warranty Deed
5. County Map
6. Property Description
7. Site Plan

**Martin Palma
6609 Sturbridge Place**

Palma presented a picture to the Board of the two accessory buildings. Palma stated he did not know that he needed a permit for the building. The second shed will be used to store patio furniture.

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

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**Dennis McCully
6629 Sturbridge Place**

McCully stated that he was not aware that Palma needed a permit for the buildings. He stated that he hopes the Board will consider the size of the two buildings and allow them to remain. He is in favor of the request.

Jim Burgham asked if anyone would like to speak against this request.

**Evelyn Kovach
2959 Holyoak Drive**

Kovach stated she is not opposing the request, but the new shed does interfere with her view when she backs out of her driveway.

Holly Grant asked Monus if both buildings meet the required setbacks. Monus replied yes.

Hank Grover stated that the buildings are well maintained and landscaped. He has no issue with the second accessory building.

Motion

Mike Johnston made a motion in Case ZA-15-14 to grant the variance to add a second accessory building, as per the plans submitted. Hank Grover seconded the motion.

Voting:

Yes Mike Johnston
Yes Hank Grover
Yes Holly Grant
Yes Ricky Morrison
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:55 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)