

**Board of Zoning Appeals Meeting
October 9, 2014
ZA-13-14**

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

1st Order of Business:

Case #ZA-13-14 – Is a request by Steve Cramer to obtain a variance to construct a two thousand forty (2,040) square foot accessory building with a height of twenty (20) feet. Square footage and height exceed the allowable size. Property is located at 6575 Struthers Road, known as parcel #35-024-0-018.00-0, lot number 3. Parcel is located in Poland Township, Poland, Ohio, in a (TC) Town Center 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
8. Side Elevation Plan

**Steve Cramer
6575 Struthers Road**

Cramer stated there are similar structures for what he is requesting in other neighborhoods in the area. He has no intention of putting in a driveway to the building because it will be used for storage only. Cramer stated that none of his neighbors were in objection to his request. His neighbor, Ed Simon of BY Pools, submitted a letter stating that he is in favor of this request. Jim Burgham read the letter to the Board.

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

**Brent Weston
4573 Center Road**

Weston stated the back of his property adjoins the back of Cramer's property. Weston stated that Cramer's property is always well kept and manicured and he has no objection to this request.

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

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Pat Leckwart
6599 Struthers Road

Leckwart stated that her property is south of Cramer's property. She is not in objection or in favor of this request. She stated that she understands that Cramer has the right to use his property as he chooses; however, because the laterals for their septic system are located on their extra side yard, they will have to pay to have their land surveyed. She would like Cramer to have his contractors made aware of the property line and if necessary put up a barrier. She stated she called Western Reserve Land Consultants to survey their property because of a reference she received from a neighbor. She stated she was not aware that Hank Grover was on the zoning board and that Grover did agree to do the survey. After some thought, she decided to go with another firm for the survey because she felt it would be a conflict of interest with Grover doing the survey and being on the zoning board.

Leckwart's main concern is that she wants Cramer to know the property boundary and she does not want his construction vehicles driving on her yard, especially where the laterals for the septic system are located.

Jim Burgham asked Cramer is he is aware of where the property pins are. Cramer stated he is aware of where the pins are located and he also plans on putting caution tape up so the trucks do not go on Leckwart's property.

Burgham asked if there were any other questions.

Hank Grover stated that Pat Leckwart called his office and his office manager advised her that he was on the zoning board. When he spoke to Pat, she contended that the twenty-five (25) feet that Cramer showed on his plan is inaccurate. Grover explained to Leckwart that Cramer is putting the building one hundred and ten (110) feet back from his house, which puts the building at the back of her back property line. Grover explained to her that the twenty five (25) feet that Cramer is showing on his plan for the side yard on his south property line has no relevance to the Board because he is not going to do anything in that area. Hank stated he visited the Leckwart property before the meeting tonight and was able to locate the property pins.

Jim Burgham stated that there are other structures of similar size in the area and the building will be isolated in the rear of the property.

Ricky Morrison stated that you will not see the building from Struthers Road.

Motion

Mike Johnston made a motion in Case ZA-13-14 to grant the variance to construct a thirty-four by sixty (34 x 60) foot accessory building as per the plans submitted and also to grant the variance to allow for an additional building height of twenty (20) feet. Frank Prusak seconded the motion.

Voting:

Yes Mike Johnston
Yes Frank Prusak
Yes Ricky Morrison

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Yes Hank Grover
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:35 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)