

Board of Zoning Appeals Meeting
March 19, 2015
ZA-01-15

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

Jim Burgham called the meeting to order at 7:05 p.m.

1st Order of Business:

Reorganization of the Board

Hank Grover made a motion to nominate Jim Burgham as Chair of the Committee. Mike Johnston seconded the motion. Jim Burgham accepted the nomination. All members were in favor. Motion carried.

Hank Grover made a motion to nominate Michael Johnston as Vice Chair of the Committee. Ricky Morrison 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 meeting held on December 11, 2014. Mike Johnston made a motion to approve the minutes from the December 11, 2014 meeting. Hank Grover seconded the motion.

Voting:

Yes	Mike Johnston
Yes	Hank Grover
Yes	Jim Burgham
Yes	Ricky Morrison
Yes	Frank Prusak

Motion carried.

Jim Burgham stated that Hank Grover will be abstained from the remainder of the meeting and that Al Sculli, an alternate board member, would be filling in.

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3rd Order of Business:

Case #ZA-01-15 – Is a request by Joshua Hiznay to obtain a variance for side and rear yard setback to construct a twenty four by twenty four (24 x 24) square foot detached garage. The appellant is seeking relief to place the garage two (2) feet from the side and rear lot lines. Property is located at 2066 Renwick Drive, known as parcel #35-003-0-114.00-0, lot number 406. 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

Josh Hiznay
2066 Renwick Drive

Hiznay stated that he is asking that his current single car be demolished and replaced with a two car garage which would be placed within two feet of the side and rear lot lines. He stated he purchased the home in 2012 and has made substantial improvements to the home. His parents and a brother also live on the same street. He recently had the property appraised and asked that the appraisals be included in the package.

Mike Johnston asked Hiznay if he plans on using the garage for business purposes. Hiznay replied no.

Jim Burgham asked if the second floor of the proposed garage would be using as a living area. Hiznay replied no, that it would be used for storage purposes.

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

Alan Prince
2058 Renwick Drive

Prince stated he lives next door to Hiznay. He stated based on the improvements that Josh's parents made to their home as well as the improvements that Josh has already made to his home; he is in favor of Josh's request.

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

Ricky Morrison stated that he visited Hiznay's home and he does have a beautiful home and the garage will add to it.

Al Sciulli stated he also visited the home and agreed with Ricky Morrison that it is a beautiful home and the garage will enhance the property.

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Motion

Al Sciulli made a motion in Case ZA-01-15 to grant the variance as requested to allow the structure to be built within two (2) feet of the rear yard setback and side yard setback as per the plans submitted. Mike Johnston seconded the motion.

Voting:

Yes Al Sciulli
Yes Mike Johnston
Yes Ricky Morrison
Yes Frank Prusak
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:30 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (7)
Zoning Commission (7)
P. Canter, Fiscal Officer (1)
File (1)