

**Board of Zoning Appeals Meeting  
November 10, 2016  
ZA-10-16**

Members/Attendance:	N/A	Hank Grover
	X	Jim Burgham
	N/A	Holly Grant
	X	Michael Johnston
	N/A	Ricky Morrison
	N/A	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.

**1<sup>st</sup> Order of Business:**

Jim Burgham stated that the Board will approve the minutes from the October 20, 2016 meeting at the next meeting. The reason is that one of the Board members that is present at tonight's meeting was not present at the October meeting and there are not enough members present for a quorum to vote on the minutes.

**2nd Order of Business:**

*Case #ZA-10-16 – Is a variance request by Michael Malmer to obtain relief to construct an accessory building which square footage is (884'6") eight hundred eighty-four feet and six inches. The dimensions of the building is (34'6" x 26' x 25'H) thirty-four feet six inches by twenty-six feet by twenty-five feet high. The square footage and height exceed the allowable size. The property is located at 3800 Tuscany Creek, and is known as parcel #35-053-0-039.00-0. 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. Zoning District Map
7. Property Description (County)
8. Property Screen Print
9. Site Plan
10. Floor and Elevation Plans

**Michael Malmer  
3800 Tuscany Creek**

Malmer stated that he is requesting a mirror of the free standing accessory building of his neighbor. He stated that he had nothing else to add.

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

**Aldo Molinar**  
**7885 Capri Court**

Molinar stated that he had a small concern of where the water from the down spouts would go. He did speak with the builder, Mr. Sudon, as well as Dr. Malmer, in regard to this issue and they reassured him they would find an amicable solution. Molinar stated he is in favor of the variance request.

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

Jim Burgham stated there are other accessory buildings in the area comparable to what the appellant is requesting.

Mike Johnston stated he agrees with Burgham and the proposed building will fit in well with the area.

***Motion***

*Mike Johnston made a motion in Case ZA-10-16 to grant the variance to increase the height of the accessory structure to twenty-five (25) feet and to increase the square footage to eight hundred eighty-four square feet and six inches (884'6"), as per the plans submitted. Bob Durick seconded the motion.*

Voting:

Yes Mike Johnston  
Yes Robert Durick  
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:20 p.m.

Submitted by:  
Michele Richards/Recording Secretary

cc: Trustees (3)  
Board of Zoning Appeals (7)  
Zoning Commission (6)  
P. Canter, Fiscal Officer (1)  
File (1)