

Board of Zoning Appeals Meeting
April 19, 2018
ZA-02-18

Members/Attendance: X Jim Burgham
 X Michael Johnston
 X Ricky Morrison
 X 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.

1st Order of Business:

Jim Burgham stated that the first order of business is to approve the minutes from the meeting held on February 22, 2018. Ricky Morrison made a motion to approve the minutes from the February 22, 2018 meeting. Al Sciulli seconded the motion.

Voting:

Yes Ricky Morrison
Yes Al Sciulli
Yes Bob Durick
Yes Mike Johnston
Yes Jim Burgham

Motion approved.

2nd Order of Business:

Case #ZA-02-18 – Is a variance request by Chad Smithberger to obtain relief from maximum square footage and height requirements to construct a one thousand two hundred eighty (1,280) square foot accessory building. The dimensions of the structure will be thirty-two by forty (32 x 40) feet. The height will be twenty-two (22) feet. The property is located at 7590 Struthers Road, known as parcel #35-044-0-020.00-00, lot 3. Parcel is located in Poland Township, Poland, Ohio, in an Estate (E) zoned district.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. Abutting Property Owners List
5. Property Description (Zoning)
6. Property Description (Auditor)
7. Site Plan
8. Zoning District Map
9. County GIS Aerial Map
10. Warranty Deed

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Chad Smithberger
7590 Struthers Road

Smithberger stated he would like to change his request for the accessory building to thirty-two by fifty (32 x 50) feet. He gave the Board members a proposed new drawing.

Jim Burgham asked Smithberger if the lot next to him is buildable. Smithberger stated no, it is swamp land.

Mike Johnston asked Smithberger if he plans to use the building for commercial purposes. Smithberger stated no.

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

Jim Burgham stated that zoning does require five (5) feet from the side yard.

Al Sciulli stated that the neighbor George Mochtyak has no opposition to the variance request. He was unable to attend the meeting.

Motion

Al Sciulli made a motion in Case ZA-02-18 to grant the variance request to construct a thirty-two by fifty (32 x 50) foot accessory building (1,600 square feet) with a height of twenty-two (22) feet to peak of roof, as per the plans submitted. Ricky Morrison seconded the motion.

Voting:

Yes Al Sciulli
Yes Ricky Morrison
Yes Bob Durick
Yes Mike Johnston
Yes Jim Burgham

Motion carried.

Bob Monus introduced the new alternate, Paul Sherman.

Meeting adjourned at 7:15 p.m.

Submitted by:
Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (5)
Zoning Commission (6)
P. Canter, Fiscal Officer (1)
File (1)