

1 STATE OF OHIO )  
2 COUNTY OF MAHONING ) SS:  
3 TOWNSHIP OF POLAND )

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 FEBRUARY 24TH, 2026 - 7:00 P.M.

7 CASE #ZA-01-26

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9  
10 RE: Case #ZA-01-26 James Senvisky  
11 Variance Request

12  
13 LEGAL NOTICE

14 The Poland Township Board of Zoning Appeals will hold a  
15 public hearing at the Poland Township Government Center,  
16 3339 Dobbins Road, Poland, Ohio on Tuesday February 24,  
2026, at 7:00 p.m. to hear the following case and to  
reorganize the Board.

17 CASE # ZA-01-26: This case is a request from James Senvisky  
18 to reduce side yard setback from twenty- five (25') feet to  
19 twenty-two (22') feet to construct an addition to his  
20 existing garage. The addition will measure forty-eight (48')  
21 feet wide by twenty-eight (28') feet deep and total one  
thousand three hundred forty-four (1344') square feet. The  
22 property is located at 5537 Walnut Grove Circle, known as  
23 parcel number 39-017-0-020.00-0, lot number 33 and is  
24 situated in Poland Township, Struthers, Ohio, in an (E)  
25 Estate zoning district.

1 **APPEARANCES:**

2  
3 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

4 **Michael Johnston, Chairman and Member of the Board**  
5 **Ricky Morrison, Vice-Chairman/Member of the Board**  
6 **Robert Durick, Member of the Board**  
7 **John Grahovac, Member of the Board**  
8 **David Long, Member of the Board**

9 **Patty Magazzine, Zoning Inspector**

10 **ON BEHALF OF THE APPELLANT:**

11 **James Senvisky, Appellant**

12  
13 **PLACE: Poland Township Government Center**  
14 **3339 Dobbins Road**  
15 **Youngstown, Ohio 44514**

16 **REPORTER: Dena K. Crissman, M.S., R.P.R., C.R.I.**  
17 **Registered Professional Reporter**  
18 **4308 Lyntz Townline Road, S.W.**  
19 **Warren, OH 44481**  
20 **E-mail: Crissmancourtreporting@outlook.com**  
21 **Office: 330-502-8862**

**P R O C E E D I N G S**

**PUBLIC HEARING**

(WHEREAS, THE PUBLIC HEARING OF  
THE POLAND TOWNSHIP BOARD OF  
ZONING APPEALS COMMENCED ON  
TUESDAY, FEBRUARY 24TH, 2026, AT  
7:00 P.M. THE FIRST ORDER OF OLD  
BUSINESS WAS APPROVAL OF  
MINUTES. MR. MORRISON MADE THE  
MOTION TO APPROVE THE MINUTES  
FOR CASE #ZA-07-25 AND CASE  
#ZA-08-25, SECONDED BY MR.  
DURICK. THE MINUTES WERE  
UNANIMOUSLY APPROVED. ROLL CALL  
VOTE: 5, AYE; 0, NAY;  
0, ABSTAINED. THE NEXT MATTER  
BEFORE THE BOARD, UNDER OLD  
BUSINESS, WAS THE  
REORGANIZATIONAL MEETING AND  
NOMINATION OF CHAIRMAN AND  
VICE-CHAIRMAN FOR THE 2026  
CALENDAR YEAR. MR. MORRISON  
NOMINATED MR. JOHNSTON FOR  
CHAIRMAN. MR. LONG SECONDED.  
ROLL CALL VOTE: 4, AYE; 0, NAY;

1                   1, ABSTAINED. THE LAST ITEM  
2                   UNDER OLD BUSINESS WAS THE  
3                   NOMINATION OF VICE-CHAIRMAN FOR  
4                   THE 2026 CALENDAR YEAR. MR.  
5                   LONG NOMINATED MR. MORRISON AS  
6                   VICE-CHAIRMAN. MR. JOHNSTON  
7                   SECONDED. ROLL CALL VOTE:  
8                   4, AYE; 0, NAY; 1, ABSTAINED.  
9                   THE NEXT ITEM ON THE AGENDA,  
10                  UNDER NEW BUSINESS, WAS CASE  
11                  #ZA-01-26. THE APPELLANT  
12                  PRESENTED HIS CASE TO THE BOARD.  
13                  THE BOARD INQUIRED. EVERYONE  
14                  WAS GIVEN AMPLE OPPORTUNITY TO  
15                  SPEAK, AND THERE WAS NO  
16                  OPPOSITION PRESENTED. THE  
17                  FOLLOWING MOTION WAS MADE BY THE  
18                  POLAND TOWNSHIP BOARD OF ZONING  
19                  APPEALS IN CASE #ZA-01-26:)

20                         MR. MORRISON: I would like  
21                         to make a motion in Case ZA-01-26 -- to allow a  
22                         reduction of the side yard setback to 22' feet  
23                         as per the plans submitted.

24                                 MR. JOHNSTON: Thank you. If  
25                                 you could read that back.

1 (WHEREAS, THE COURT REPORTER  
2 READ BACK THE MOTION ON PAGE 4,  
3 LINE 20. PROCEEDINGS WERE AS  
4 FOLLOWS:)

5 MR. MORRISON: Thank you.

6 MR. GRAHOVAC: I'll second  
7 that.

8 MR. JOHNSTON: Second by  
9 Mr. Grahovac -- if you could poll the Board,  
10 please.

11 MS. MAGAZZINE: Yeah, one  
12 second -- Ricky Morrison?

13 MR. MORRISON: Yes.

14 MS. MAGAZZINE: John  
15 Grahovac?

16 MR. GRAHOVAC: Yes.

17 MS. MAGAZZINE: Michael  
18 Johnston?

19 MR. JOHNSTON: Yes.

20 MS. MAGAZZINE: Robert  
21 Durick?

22 MR. DURICK: Yes.

23 MS. MAGAZZINE: Who did I a  
24 miss -- David Long?

25 MR. LONG: Yes.

1 (ROLL CALL VOTE: 5, AYE;  
2 0, NAY; 0, ABSTAINED.)

3 MR. JOHNSTON: All right,  
4 sir -- you are free to construct. If you can  
5 come and see Patty, maybe, later in this week  
6 and get your paperwork lined up, you're good to  
7 go.

8 MR. SENVISKY: Outstanding --  
9 thank you.

10 MR. JOHNSTON: Thank you.

11 MR. MORRISON: Thank you.

12 MR. SENVISKY: I appreciate  
13 it.

14 MR. MORRISON: Yes, sir.

15 MS. MAGAZZINE: Nobody sees  
16 me anymore.

17 MR. JOHNSTON: Nobody sees  
18 you anymore?

19 MS. MAGAZZINE: Are we done?

20 MR. JOHNSTON: Any other --  
21 any other business for this Board tonight?

22 MR. LONG: No -- no business  
23 here.

24 MR. JOHNSTON: Motion to  
25 adjourn?

1 MR. LONG: I'll make a  
2 motion.

3 COURT REPORTER: Did somebody  
4 second?

5 MR. GRAHOVAC: Second.

6 (WHEREUPON, THE PUBLIC HEARING  
7 BEFORE THE POLAND TOWNSHIP BOARD  
8 OF ZONING APPEALS, IN CASE  
9 #ZA-01-26, CONCLUDED AT 7:10  
10 P.M. ALL EXHIBITS AND ORIGINAL  
11 DOCUMENTATION WERE RETAINED BY  
12 THE POLAND TOWNSHIP ZONING  
13 OFFICE TO BE FILED/INCORPORATED  
14 INTO THE CASE RECORD.)

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STATE OF OHIO            )  
                                  ) ss.            REPORTER'S CERTIFICATE  
COUNTY OF TRUMBULL)

I certify that the above and foregoing is a true and partial transcript of the minutes and motions made during the Public Hearing, as shown by stenotype notes written by me, in the presence of the witnesses at the time of the Public Hearing.

*Dena K. Crissman, M.S., R.P.R., C.R.I.*

\_\_\_\_\_  
Dena Kay Crissman, Notary Public  
My Commission Expires 2-08-2029

	as [5] 1/20 4/5 4/23 5/3 8/10 AYE [4] 3/15 3/25 4/8 6/1	free [1] 6/4
COURT REPORTER: [1] 7/3 MR. DURICK: [1] 5/22 MR. GRAHOVAC: [3] 5/6 5/16 7/5 MR. JOHNSTON: [8] 4/24 5/8 5/19 6/3 6/10 6/17 6/20 6/24 MR. LONG: [3] 5/25 6/22 7/1 MR. MORRISON: [5] 4/20 5/5 5/13 6/11 6/14 MR. SENVISKY: [2] 6/8 6/12 MS. MAGAZZINE: [7] 5/11 5/14 5/17 5/20 5/23 6/15 6/19	<b>B</b> back [2] 4/25 5/2 BE [1] 7/13 BEFORE [2] 3/17 7/7 BEHALF [1] 2/9 BOARD [17] business [6] 3/8 3/18 4/2 4/10 6/21 6/22	<b>G</b> garage [1] 1/18 get [1] 6/6 GIVEN [1] 4/14 go [1] 6/7 good [1] 6/6 Government [2] 1/14 2/13 Grahovac [3] 2/5 5/9 5/15 Grove [1] 1/20
1	<b>C</b> C.R.I [1] 2/16 CALENDAR [2] 3/22 4/4 CALL [4] 3/14 3/25 4/7 6/1 can [1] 6/4 case [13] Center [2] 1/14 2/13 CERTIFICATE [1] 8/1 certify [1] 8/8 Chairman [7] 2/4 2/4 3/20 3/21 3/24 4/3 4/6 Circle [1] 1/20 come [1] 6/5 COMMENCED [1] 3/5 Commission [1] 8/15 CONCLUDED [1] 7/9 construct [2] 1/18 6/4 could [2] 4/25 5/9 COUNTY [2] 1/1 8/2 COURT [1] 5/1 Crissman [2] 2/16 8/14 Crissmancourtreporting [1] 2/18	<b>H</b> hear [1] 1/15 hearing [7] 1/5 1/14 3/2 3/3 7/6 8/10 8/12 here [1] 6/23 his [2] 1/18 4/12 hold [1] 1/14 hundred [1] 1/19
1344' [1] 1/19		
2		
2-08-2029 [1] 8/15 20 [1] 5/3 2026 [5] 1/6 1/15 3/6 3/21 4/4 2029 [1] 8/15 22' [2] 1/18 4/22 24 [1] 1/15 24TH [2] 1/6 3/6 25 [2] 3/11 3/12 25' [1] 1/17 26 [7] 1/7 1/10 1/17 4/11 4/19 4/21 7/9 28' [1] 1/19		<b>I</b> I'll [2] 5/6 7/1 INCORPORATED [1] 7/13 INQUIRED [1] 4/13 Inspector [1] 2/7 is [4] 1/17 1/20 1/20 8/8 it [1] 6/13 ITEM [2] 4/1 4/9
3		
33 [1] 1/20 330-502-8862 [1] 2/18 3339 [2] 1/15 2/13 39-017-0-020.00-0 [1] 1/20		<b>J</b> James [3] 1/10 1/17 2/10 John [2] 2/5 5/14 Johnston [4] 2/4 3/23 4/6 5/18
4	<b>D</b> David [2] 2/6 5/24 deep [1] 1/19 Dena [2] 2/16 8/14 did [2] 5/23 7/3 district [1] 1/21 Dobbins [2] 1/15 2/13 DOCUMENTATION [1] 7/11 done [1] 6/19 Durick [3] 2/5 3/13 5/21 during [1] 8/10	<b>K</b> Kay [1] 8/14 known [1] 1/20
4308 [1] 2/17 44481 [1] 2/17 44514 [1] 2/14 48' [1] 1/18		
5		<b>L</b> LAST [1] 4/1 later [1] 6/5 LEGAL [1] 1/13 like [1] 4/20 LINE [1] 5/3 lined [1] 6/6 located [1] 1/20 Long [4] 2/6 3/24 4/5 5/24 lot [1] 1/20 Lyntz [1] 2/17
5537 [1] 1/20		
7		
7:00 [3] 1/6 1/15 3/7 7:10 [1] 7/9	<b>E</b> E-mail [1] 2/18 eight [2] 1/18 1/19 Estate [1] 1/21 EVERYONE [1] 4/13 EXHIBITS [1] 7/10 existing [1] 1/18 Expires [1] 8/15	
8		<b>M</b> M.S [1] 2/16 made [3] 3/9 4/17 8/9 Magazzine [1] 2/7 MAHONING [1] 1/1 mail [1] 2/18 make [2] 4/21 7/1 MATTER [1] 3/16 maybe [1] 6/5 me [2] 6/16 8/11 measure [1] 1/18 MEETING [1] 3/19 Member [5] 2/4 2/4 2/5 2/5 2/6 Michael [2] 2/4 5/17 minutes [4] 3/9 3/10 3/13 8/9 miss [1] 5/24 Morrison [5] 2/4 3/9 3/22 4/5 5/12 motion [6] 3/10 4/17 4/21 5/2 6/24 7/2 motions [1] 8/9
8862 [1] 2/18		
<b>A</b> above [1] 8/8 ABSTAINED [4] 3/16 4/1 4/8 6/2 addition [2] 1/18 1/18 adjourn [1] 6/25 AGENDA [1] 4/9 All [2] 6/3 7/10 allow [1] 4/21 AMPLE [1] 4/14 any [2] 6/20 6/21 anymore [2] 6/16 6/18 APPEALS [6] 1/4 1/14 2/3 3/5 4/19 7/8 APPEARANCES [1] 2/1 APPELLANT [3] 2/9 2/10 4/11 appreciate [1] 6/12 APPROVAL [1] 3/8 APPROVE [1] 3/10 APPROVED [1] 3/14 are [2] 6/4 6/19	<b>F</b> FEBRUARY [3] 1/6 1/15 3/6 feet [6] 1/17 1/18 1/19 1/19 1/19 4/22 FILED [1] 7/13 FILED/INCORPORATED [1] 7/13 FIRST [1] 3/7 five [1] 1/17 following [2] 1/15 4/17 FOLLOWS [1] 5/4 foregoing [1] 8/8 forty [2] 1/18 1/19 forty-eight [1] 1/18 forty-four [1] 1/19 four [1] 1/19	

<p><b>M</b> MR [8] 3/9 3/12 3/22 3/23 3/24 4/4 4/5 4/6 Mr. [1] 5/9 Mr. Grahovac [1] 5/9 My [1] 8/15</p>	<p>right [1] 6/3 Road [3] 1/15 2/13 2/17 Robert [2] 2/5 5/20 ROLL [4] 3/14 3/25 4/7 6/1</p>	<p>wide [1] 1/19 will [2] 1/14 1/18 witnesses [1] 8/11 would [1] 4/20 written [1] 8/11</p>
<p><b>N</b> NAY [4] 3/15 3/25 4/8 6/2 NEW [1] 4/10 NEXT [2] 3/16 4/9 no [3] 4/15 6/22 6/22 Nobody [2] 6/15 6/17 NOMINATED [2] 3/23 4/5 NOMINATION [2] 3/20 4/3 Notary [1] 8/14 notes [1] 8/10 NOTICE [1] 1/13 number [2] 1/20 1/20</p>	<p><b>S</b> S.W [1] 2/17 second [5] 5/6 5/8 5/12 7/4 7/5 SECONDED [3] 3/12 3/24 4/7 see [1] 6/5 sees [2] 6/15 6/17 Senvisky [3] 1/10 1/17 2/10 setback [2] 1/17 4/22 shown [1] 8/10 side [2] 1/17 4/22 sir [2] 6/4 6/14 situated [1] 1/21 somebody [1] 7/3 SPEAK [1] 4/15 square [1] 1/19 ss [2] 1/1 8/1 STATE [2] 1/1 8/1 stenotype [1] 8/10 Struthers [1] 1/21 submitted [1] 4/23</p>	<p><b>Y</b> yard [2] 1/17 4/22 Yeah [1] 5/11 YEAR [2] 3/22 4/4 Yes [6] 5/13 5/16 5/19 5/22 5/25 6/14 you [10] you're [1] 6/6 Youngstown [1] 2/14 your [1] 6/6</p>
<p><b>O</b> Office [2] 2/18 7/13 OH [1] 2/17 OHIO [5] 1/1 1/15 1/21 2/14 8/1 OLD [3] 3/7 3/17 4/2 one [2] 1/19 5/11 OPPORTUNITY [1] 4/14 OPPOSITION [1] 4/16 ORDER [1] 3/7 ORIGINAL [1] 7/10 other [2] 6/20 6/21 outlook.com [1] 2/18 Outstanding [1] 6/8</p>	<p><b>T</b> thank [5] 4/24 5/5 6/9 6/10 6/11 that [3] 4/25 5/7 8/8 THERE [1] 4/15 this [3] 1/17 6/5 6/21 thousand [1] 1/19 three [1] 1/19 time [1] 8/11 tonight [1] 6/21 total [1] 1/19 Townline [1] 2/17 TOWNSHIP [11] transcript [1] 8/9 true [1] 8/8 TRUMBULL [1] 8/2 Tuesday [2] 1/15 3/6 twenty [3] 1/17 1/18 1/19 twenty-eight [1] 1/19 twenty-two [1] 1/18 two [1] 1/18</p>	<p><b>Z</b> ZA [9] ZA-01-26 [7] 1/7 1/10 1/17 4/11 4/19 4/21 7/9 ZA-07-25 [1] 3/11 ZA-08-25 [1] 3/12 zoning [9]</p>
<p><b>P</b> p.m [4] 1/6 1/15 3/7 7/10 PAGE [1] 5/2 paperwork [1] 6/6 parcel [1] 1/20 partial [1] 8/9 Patty [2] 2/7 6/5 per [1] 4/23 PLACE [1] 2/13 plans [1] 4/23 please [1] 5/10 POLAND [12] poll [1] 5/9 presence [1] 8/11 PRESENTED [2] 4/12 4/16 PROCEEDINGS [1] 5/3 Professional [1] 2/16 property [1] 1/20 public [8] 1/5 1/14 3/2 3/3 7/6 8/10 8/12 8/14</p>	<p><b>U</b> UNANIMOUSLY [1] 3/14 UNDER [3] 3/17 4/2 4/10 up [1] 6/6</p>	
<p><b>R</b> R.P.R [1] 2/16 RE [1] 1/10 read [2] 4/25 5/2 RECORD [1] 7/14 reduce [1] 1/17 reduction [1] 4/22 Registered [1] 2/16 REORGANIZATIONAL [1] 3/19 reorganize [1] 1/16 REPORTER [3] 2/16 2/16 5/1 REPORTER'S [1] 8/1 request [2] 1/11 1/17 RETAINED [1] 7/11 Ricky [2] 2/4 5/12</p>	<p><b>V</b> Variance [1] 1/11 Vice [4] 2/4 3/21 4/3 4/6 VICE-CHAIRMAN [3] 3/21 4/3 4/6 Vice-Chairman/Member [1] 2/4 VOTE [4] 3/15 3/25 4/7 6/1</p>	
	<p><b>W</b> Walnut [1] 1/20 Warren [1] 2/17 WAS [7] 3/8 3/18 4/2 4/10 4/14 4/15 4/17 we [1] 6/19 week [1] 6/5 WERE [3] 3/13 5/3 7/11 WHEREAS [2] 3/3 5/1 WHEREUPON [1] 7/6 Who [1] 5/23</p>	