

**Board of Zoning Appeals Meeting
March 30, 2023
ZA-01-23, ZA-02-23**

Members/Attendance: X Michael Johnston
 X Ricky Morrison
 X David Long
 X Robert Durick
 X John Grahovac

Also in attendance: X Bob Monus, Zoning Inspector
 X Michele Richards, Recording Secretary

Mike Johnston called the meeting to order at 7:00 p.m.

1st Order of Business:

Mike Johnston stated that the first order of business is to approve the minutes from the meeting held on February 15, 2023. John Grahovac made a motion to approve the minutes from the February 15, 2023 meeting. Bob Durick seconded the motion.

Voting:

Yes John Grahovac
Yes Bob Durick
Yes Ricky Morrison
Yes David Long
Yes Mike Johnston

Motion carried.

2nd Order of Business:

Mike Johnston asked the Board members if they have received and reviewed the email dated March 28, 2023, from the Zoning Department regarding Dustin Bach and the Poland Touch Free Car Wash. All members stated yes. The Board discussed the case, citing that they feel the appellant just keeps putting the Board off and it seems like a revolving circle with his excuses. Mike Johnston suggested that Bach attend the next meeting (April 20,2023) to present an update to the Board. The Board was in agreement with this, and Johnston stated he would advise the Zoning Department of this request for Bach to attend the next meeting.

3rd Order of Business:

Case #ZA-01-23 – This case is a request of Christopher Albrecht who is pursuing relief from accessory building square foot and height requirements to construct a one thousand two hundred (1,200) square foot structure (30' x 40') with a maximum height of no more than twenty-five (25) feet. The building will have an attached porch which will be four hundred eighty (480) square feet (40' l x 12' d), however, the variance is for the accessory building portion only and the total overall square feet combined will be one thousand six hundred eighty (1,680). The property is located at 5298 Miller Road, Poland Township, Lowellville, Ohio, known as Lot 3, parcel number 35-040-0-009.00-0 and is in an Agricultural (AG) zoning district.

**Board of Zoning Appeals Meeting
March 30, 2023
ZA-01-23, ZA-02-23**

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application to the Board of Zoning Appeals
3. Letter of Intent
4. List of Adjacent Property Owners
5. Zoning Department Property Information
6. Mahoning County Auditor Property Information
7. GIS Aerial Map
8. Zoning District Map
9. Proposed Site Plan
10. Warranty Deed

**Christopher Albrecht
5298 Miller Road
Lowellville, Ohio**

Christopher Albrecht stated he did not realize there was a setback for a secondary road, but the Zoning Department did make him aware. The reason he cannot place the structure behind the house is due to the leach field.

Bob Durick asked Albrecht if there was any opposition from the neighbors. Albrecht stated he spoke to Mitch Zolla, who lives across the street, and he has no opposition.

Mike Johnston asked Albrecht if he intends to use the building for business purposes. Albrecht stated no, it is strictly for storage.

Mike Johnston asked if anyone would like to speak in favor of this request. No one responds. Mike Johnston asked if anyone would like to speak against this request. No one responds.

Ricky Morrison stated he has no issues with the proposed variance. The other Board members agreed.

The following motion was made:

Motion

Ricky Morrison made a motion in Case ZA-01-23 to grant the variance request to allow for the construction of a one thousand two hundred (1,200) square foot (30' x 40') accessory building to be built in the secondary front yard, not to exceed one thousand two hundred (1,200) square feet, as well as to allow a maximum height of twenty-five (25) feet to peak of roof, as per the plans submitted. John Grahovac seconded the motion.

Voting:

Yes Ricky Morrison
Yes John Grahovac
Yes Bob Durick
Yes David Long
Yes Mike Johnston

Board of Zoning Appeals Meeting
March 30, 2023
ZA-01-23, ZA-02-23

Motion carried.

4th Order of Business:

Case #ZA-02-23 – This case is a request of Francis Boback who is pursuing relief from zoning regulations for the allowable number of accessory buildings permitted. His request is to construct a two hundred (200) square foot (10' x 20') structure and is seeking to retain the existing six hundred (600) square foot (30' x 20') building. The property is located at 6662 Katahdin Drive, Poland Township, Poland, Ohio, known as Lot 263, parcel number 35-022-0-087.00-0 and is in a Residential-1 (R-1) zoning district.

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application to the Board of Zoning Appeals
3. Letter of Intent
4. Zoning Department Property Information
5. Mahoning County Auditor Property Information
6. Zoning District Map
7. Aerial Map 2023
8. Proposed Site Plan
9. Warranty Deed

Francis Boback
6662 Katahdin Drive

Frank Boback stated he purchased the home in October 2022. He stated he is a yard nut and needs an accessory building for all of his yard equipment. He also plans to renovate the other buildings that he has on his property. He has received awards from the State of Ohio for landscaping and was featured in two magazines. The proposed accessory building will be Amish built.

Bob Durick asked Boback if there is any opposition from the neighbors. He stated that there is no opposition, however, one neighbor is in attendance to state his position.

Mike Johnston asked if anyone would like to speak in favor of this request. No one responds. Mike Johnston asked if anyone would like to speak against this request.

Jeff Sauline
6650 Katahdin Drive

Sauline stated he is also a yard guy, not the extent that Boback is, and feels that what Boback intends to do with his property will add to his property and the neighborhood. In regard to the structure he is requesting, he feels it will look out of place on a residential lot that already has a detached three car garage. Sauline stated that he and Boback are not contentious. He just wants to state his opinion on the matter and whatever decision the Board makes he will accept and respect, and he and Boback will not have any issues. Sauline stated with the awards Boback has received, he believes whatever he does it will look nice.

Bob Durick stated he has a concern with the size of the yard and the different structures on the property.

Board of Zoning Appeals Meeting
March 30, 2023
ZA-01-23, ZA-02-23

David Long stated his only concern is that in time when Boback is gone from the property, what it will look like.

Ricky Morrison asked if there will be a concrete driveway leading up to the structure. Boback stated yes.

The Board members continued to discuss the case. Mike Johnston asked the Board if there were any other questions or concerns. There were none.

Mike Johnston stated he not normally a fan of more than two accessory buildings, however, in this case where it is located and the arborvitae wall which will prevent it from being seen from the road, and the only opposition is the friendly neighbor, he is in agreement for the case. It is not a permanent structure; it is not attached to anything. If Boback would move, the structure can go away.

John Grahovac stated he went by the property and stated that Boback is investing a lot of time and effort to improve the property. Bob Durick stated he could not even see the other structure behind the house. David Long stated he is in agreement also.

The following motion was then made:

Motion

Ricky Morrison made a motion in Case ZA-02-23 to grant the variance request to allow for the construction of an accessory building not to exceed 10' x 20', as well as to allow the existing six hundred (600) square foot accessory building to remain on the property, as per the plans submitted. David Long seconded the motion.

Voting:

Yes Ricky Morrison
Yes David Long
Yes Bob Durick
Yes John Grahovac
Yes Mike Johnston

Motion carried.

Meeting adjourned at 7:45 p.m.

Submitted by:

Michele Richards/Recording Secretary

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