

Board of Zoning Appeals Meeting
June 1, 2017
ZA-04-17

Members/Attendance:	X	Hank Grover
	X	Jim Burgham
	X	Michael Johnston
	X	Ricky Morrison
	X	Albert Sciulli
	N/A	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:

Case #ZA-04-17 – Is a variance request by Roslyn Torella and Ronald Reese to obtain relief from square footage and height requirements to construct a one thousand four hundred forty (1,440) square foot (36' x 40') accessory building with a height of eighteen (18) feet. Appellant also requests to retain three existing accessory buildings. The property is located at 6821 Youngstown Lowellville Road (also known as East Wood Street) and is known as parcel #35-101-0-001.00-0, great lot 80. Parcel is located in Poland Township, Lowellville, Ohio in a (BP) business park zoned district.

Items included in packet submitted:

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

Roslyn Torella
6821 East Wood Street
Lowellville, Ohio

Torella stated the property is located on the east end of the township. She has no neighbors on the right or left so the structure will not interfere with anyone's views.

Ricky Morrison asked if the appellant is granted the variance, would she have to apply for three separate permits. Monus stated they would be classified as non-conforming since they have been there for quite some time.

Jim Burgham stated that the proposed building is not excessive for the size of the property. The other buildings were proper when they were built and permitted to be there.

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

After further discussion, the following motion was made:

Motion

Mike Johnston made a motion in Case ZA-04-17 to approve the variance request and allow for a maximum square footage of one thousand four hundred forty (1,440) square foot accessory building with a maximum height of eighteen (18) feet, as per the plans submitted. Also approve the request to retain the three existing accessory buildings. Ricky Morrison seconded the motion.

Voting:

Yes Mike Johnston
Yes Ricky Morrison
Yes Hank Grover
Yes Al Sciulli
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 (6)
Zoning Commission (6)
P. Canter, Fiscal Officer (1)
File (1)