

Board of Zoning Appeals Meeting
April 4, 2019
ZA-01-19
(Reorganization)

Members/Attendance:	N/A	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

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 October 4, 2018. Ricky Morrison made a motion to approve the minutes from the October 4, 2018 meeting. Bob Durick seconded the motion. All members were in favor. Motion approved.

2nd Order of Business:

Reorganization of the Board.

Al Sciulli made a motion to nominate Mike Johnston as Chair of the Committee. Bob Durick seconded the motion. Mike Johnston accepted the nomination.

Voting:

Yes	Al Sciulli
Yes	Bob Durick
Yes	Ricky Morrison
Abstain	Mike Johnston

Motion carried.

Mike Johnston made a motion to nominate Bob Durick as Vice Chair of the Committee. Ricky Morrison seconded the motion. Bob Durick accepted the nomination.

Voting:

Yes	Mike Johnston
Yes	Ricky Morrison
Yes	Al Sciulli
Abstain	Bob Durick

Motion carried.

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3rd Order of Business:

Case #ZA-01-19 – This is a variance request by Albin Dearing to obtain relief from accessory building regulations for square footage, height, and placement of an accessory structure. The proposed building will be fifty-two feet wide by sixty feet long by twenty-four and one half feet high (52 x 60 x 24.5). The property is located at 6322 Center Road, known as parcel number 35-099-0-015.01-0, great lot 56 and is eight (8) acres in size. This parcel is located in Poland Township, Lowellville, Ohio, in a Town Center (TC) and Residential-2 (R-2) Zoning 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. Zoning District Map
8. County GIS Map
9. Warranty Deed
10. Three dimensional drawing of building

Albin Dearing
6322 Center Road
Lowellville, Ohio

Albin Dearing stated this is family property, his mother owns the adjacent lot, and his siblings own another 24 acres. It is a large piece of property to maintain and he needs a larger building to store his lawn tractor, brush hog, snow plow, and motorcycles. The house is over 500 feet from the road and you will not see the building from Route 224. He showed the Board pictures of his property, and these were added to his file. Dearing stated that the proposed building will match the décor of his home.

Mike Johnston asked if anyone would like to speak in favor of the request.

Carol Dearing
2618 Coblenz Drive

Carol Dearing stated she owns 36 acres next to Albin Dearing's property and she is in favor of the request. The proposed building will be built on the eight (8) acres that abuts this property. The barn that is on this property is in bad shape and needs to be torn down.

Mike Johnston asked if anyone would like to speak against the request. No one replied.

Mike Johnston asked if there were any comments from the Board. Ricky Morrison stated that neither the house nor proposed building will be seen from the road, and he is in favor of the request. Bob Durick and Al Sciulli both agreed.

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Motion

Ricky Morrison made a motion in Case ZA-01-19 to grant the variance request for an accessory building not to exceed three thousand one hundred and twenty (3,120) square feet, with a height not to exceed twenty four and one half (24.5) feet, and to allow the placement of the building to be in front of the existing home, as per the plans submitted. Bob Durick seconded the motion.

Voting:

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

Motion carried.

Meeting adjourned at 7:30 p.m.

Submitted by:

Michele Richards/Recording Secretary

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