

Board of Zoning Appeals Meeting
May 28, 2015
ZA-05-15

Members/Attendance: X Hank Grover
 X Jim Burgham
 X Holly Grant
 X Michael Johnston
 X Ricky Morrison

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. He stated the Board was in receipt of the meeting minutes from the May 14, 2015 meeting, and that the Board would approve them at the next meeting.

1st Order of Business:

Case #ZA-05-15 – Is a request by Edsel Simon to obtain a variance for relief to reduce the front yard setback from one hundred thirty (130) feet to twenty eight feet six inches (28’6”) to construct a fifty by fifty (50 x 50) square foot addition. The property is located at 6549 Struthers Road; known as parcel #35-024-0-017.00-0, lot number 2. This parcel is located in Poland Township, Poland, Ohio, in a (TC) Town Center zoned district.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. Warranty Deed
5. County Map
6. Property Description
7. Site Plan

Edsel Simon
6549 Struthers Road

Simon stated he is requesting to build an addition to the existing building to serve as a warehouse for supplies. He also stated that he recently purchased the property in the front towards Route 224. The way that the building is situated it does not make sense to put the addition in the front of the building towards Route 224. He stated he considers the front of the building facing toward Route 224. This addition will enable him to better utilize the basement space.

Burgham asked with the recent purchase of the other parcel if the properties are now one lot or two. Simon stated they are still two lots.

Holly Grant asked Simon where he plans to do the loading and unloading of material, the front or back of the building. Simon stated it will be determined by what is on the truck and will probably be both sections. Holly asked if there will be display windows on the front part of the building. Simon stated no.

Holly Grant stated she is concerned that the proposed addition will be too close to Struthers Road.

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Hank Grover stated that the Board can either grant the variance for the addition as shown on the plans or deny it and Simon can then re-plat both parcels into one. Either way, the proposed addition will be built.

After further discussion, the following motion was made.

Motion

Hank Grover made a motion in Case ZA-05-15 to grant the variance requesting the addition of a fifty by fifty (50 x 50) foot building addition as per the plans submitted. Mike Johnston seconded the motion.

Voting:

Yes Hank Grover
Yes Mike Johnston
Yes Holly Grant
Yes Ricky Morrison
Yes Jim Burgham

Motion carried.

Other Business:

Monus informed the Board that a in previous case that was held, which the Appellant requested a variance for an accessory structure in an agricultural district, the Appellant decided to take an agricultural exemption.

Albert Sciulli
5027 Miller Road

Sciulli made reference to Ohio Revised Code 519.21 which he read to the Board.

A discussion followed amongst the Board regarding this matter.

Meeting adjourned at 8:10 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (7)
Zoning Commission (7)
P. Canter, Fiscal Officer (1)
File (1)