

**Board of Zoning Appeals Meeting**  
**August 6, 2015**  
**ZA-06-15, ZA-07-15**

Members/Attendance:	N/A	Hank Grover
	N/A	Jim Burgham
	X	Holly Grant
	X	Michael Johnston
	X	Ricky Morrison
	X	Al Sciulli
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.

**1<sup>st</sup> Order of Business:**

Mike Johnston stated the first order of business is to approve the minutes from the May 14, 2015 and May 28, 2015 meetings. Ricky Morrison made a motion to approve the minutes from the May 14, 2015 meeting. Al Sciulli seconded the motion. All members were in favor - motion approved. Holly Grant made a motion to approve the minutes from the May 28, 2015 meeting. Ricky Morrison seconded the motion. All members were in favor - motion approved.

**2nd Order of Business:**

*Case #ZA-06-15 – Is a variance request by Renee Sferra to obtain relief from various zoning requirements for property located at 2277 S. Hubbard Road, Lowellville, Ohio, Poland Township. The request is for relief from accessory building regulations for: use of building, setback, location, and square footage. Appellant also requires relief from swimming pool location, fence/wall height and setback for a stone entry wall. This property is known as parcel #41-094-0-031.00-0, great lot number 75, and is located in a (R-1) Residential-1 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

**Renee Sferra**  
**6811 Lockwood Blvd., Apt. 41**  
**Boardman, Ohio**

Sferra stated that the distance from the accessory building to the main structure will be greater than fifteen (15) feet.

Holly Grant asked how much of the eight hundred twenty (820) foot detached accessory building will be used for residential (living) purposes. Sferra stated approximately six hundred (600) feet. Grant asked Sferra when she will put the pool in.

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Sferra stated in approximately two years. Grant asked about the height of the proposed fence. Sferra stated between three and five (3-5) feet and will be a step structure.

Holly Grant stated she does have an issue with the second dwelling. The property is located in an (R-1) Residential-1 district. She is concerned that the second dwelling will become a rental property. Sferra stated that it will not be used as a rental property. It is intended to be used by family members.

Mike Johnston stated he also has an issue with having two residences (dwellings) on the property.

Sferra stated the dwelling will be used by family members when they are visiting her. It is not intended for anyone to live there on a permanent basis.

Mike Johnston explained that the Board's dilemma is with two houses on one property. The property is not zoned accordingly and would require a zone change.

Ricky Morrison asked Monus if the appellant could still have the garage and a bathroom but with no living quarters. Monus stated yes, there would be no objection to that.

Mike Johnston asked if there was any further discussion or if anyone would like to make a motion.

***Motion***

*Al Sciulli made a motion in Case ZA-06-15 to approve the variance request, including the proposed pool building and detached garage.*

Holly Grant stated she is not in favor of this motion.

Ricky Morrison stated that the Board cannot make a motion for the detached garage because it involves living quarters in a (R-1) Residential-1 district.

There being no second on the motion, the motion is withdrawn. Additional discussion followed among the Board.

Mike Johnston stated that each item of the zoning permit denial form needs to be addressed, with the exception of the additional dwelling unit. The appellant would require a zone change for that.

Sferra asked if the accessory structure was closer to the house and connected by a covered walkway if that would be allowed. Monus stated yes, as long as it was all under one roof and one structure. No variance would be required for that.

After further discussion, the following motion was made.

***Motion***

*Holly Grant made a motion in Case ZA-06-15 to grant the variance allowing for the accessory building to be 820 square feet, to allow the swimming pool to be constructed as per the plans submitted approximately 500 feet back from the right of way and located in the front of the home and accessory building, to allow for the construction of a fence 3-5 feet in height no closer than 6 feet to the right of*

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way, and to deny the variance request for the second family dwelling on the property. Al Sciulli seconded the motion.

Voting:

Yes Holly Grant  
Yes Al Sciulli  
Yes Ricky Morrison  
Yes Mike Johnston

Motion carried.

**3<sup>rd</sup> Order of Business:**

*Case #ZA-07-15 – Is a variance request by James Calai to obtain relief to construct an addition to an existing nine hundred (900) square foot accessory building, which total square footage will exceed the allowable size. The proposed addition will be six hundred fifty (650) square feet in size and the dimensions will be thirteen feet wide by fifty feet deep (13W x 50D). The overall square footage of the completed building will be one thousand five hundred fifty (1,550) square feet. The Appellant also has an additional accessory building which is fourteen by fourteen (14 x 14) square feet and is one hundred and ninety-six (196) square feet. The location is 2503 Knollwood Avenue, parcel number 39-002-0-097-00.0, lot number 161, and is located in Poland Township, Poland, Ohio, in a (R-1) Residential-1 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

**James Calai**  
**2503 Knollwood Avenue**

Calai stated the purpose of proposed building will be to store his truck and trailer, kid's toys, lawn furniture, etc., and to make the yard look neater.

Mike Johnston asked when the small shed was built. Calai stated approximately two or three years ago. It was not built; it is a pre-manufactured shed that was delivered. Holly Grant asked Calai why he did not obtain a zoning permit. He stated he was told he did not need one due to its size. Monus clarified that Mahoning County did not require a permit due to the size of the shed; however, township regulations do require a zoning permit for any accessory structure.

Holly Grant asked Calai if he plans to use the building for business purposes. Calai stated no.

After further discussion, the following motion was made.

***Motion***

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*Al Sciulli made a motion in Case ZA-07-15 to grant the variance request as per the plans submitted, to allow for two (2) accessory buildings on the property with the understanding that the appellant will need a permit for the shed. Ricky Morrison seconded the motion.*

Voting:

Yes Al Sciulli  
Yes Ricky Morrison  
Yes Holly Grant  
Yes Mike Johnston

Motion carried.

Meeting adjourned at 8:22 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)