

**Board of Zoning Appeals Meeting**  
**May 25, 2016**  
**ZA-02-16, ZA-03-16, ZA-04-16**

Members/Attendance:           N/A   Hank Grover  
  X     Jim Burgham  
  X     Holly Grant  
  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-02-16 – Is a variance request by Sam and Karri Tufaro to obtain relief to construct an accessory building twenty four deep by thirty two wide by fourteen feet high (24D x 32W x 14H) which square footage exceeds the allowable square size. The property is located at 8497 North Lima Road, and is known as parcel #35-062-0-0011.00-0, great lot #10. Parcel is located in Poland Township, Poland, Ohio, in a (R-1) Residential-1 zoned district.*

Items included in packet submitted:

1. Application for Variance and List of Abutting Property Owners
2. Zoning Permit Denial Form
3. Letter of Intent
4. Warranty Deed
5. County Map
6. Zoning District Map
7. Property Description
8. Site Plan
9. Elevation Plan

**Sam and Karri Tufaro**  
**8497 North Lima Road**

Karri Tufaro stated they do not have any additional information to provide to the Board.

Jim Burgham asked what type of exterior will be on the building. Karri stated vinyl siding.

Holly Grant asked if the building will be used for business use. Karri replied no.

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

After further discussion, the following motion was made.

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***Motion***

*Mike Johnston made a motion in Case ZA-02-16 to grant the variance request to allow for a maximum square footage of 768 square foot detached accessory building as per the plans submitted. Holly Grant seconded the motion.*

Voting:

Yes Mike Johnston  
Yes Holly Grant  
Yes Al Sciulli  
Yes Ricky Johnston  
Yes Jim Burgham

Motion carried.

**2<sup>nd</sup> Order of Business:**

*Case ZA-03-16 – Is a variance request by Nicholas and Melissa Styn to obtain relief to construct an accessory building thirty wide for forty deep by twenty-two feet six inches high (30W x 40D x 22'6"H) which square footage and height exceeds the allowable size. The property is located at 3470 Candywoods Drive, and is known as parcel #35-013-0-014.00-0, Lot #5. Parcel is located in Poland Township, Poland, Ohio, in a (R-1) Residential-1 zoned district.*

Items included in packet submitted:

1. Application for Variance and List of Abutting Property Owners
2. Zoning Permit Denial Form
3. Letter of Intent
4. Warranty Deed
5. County Map
6. Zoning District Map
7. Property Description
8. Site Plan
9. Revised Site Plan

**Nicholas Styn**  
**3470 Candywoods Drive**

Styn stated that the building will be used to store a tractor, riding lawn mowers, and be used to accommodate his woodworking hobby. The exterior of the building will match the house.

Holly Grant asked if the building will be used for business use. Styn replied no.

Jim Burgham asked if anyone would like to speak in favor of the request.

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**Howard Ashton**  
**3520 Candywoods Drive**

Ashton stated he is Styn's neighbor and is in favor of this request. He stated he has a similar building which is used to store classic cars and lawn equipment.

Jim Burgham asked if anyone else would like to speak in favor of this request. No one replied. Burgham asked if anyone would like to speak against this request. No one replied.

Burgham stated that the lots are large in that area, as well as the homes, and a smaller building would not fit in.

After further discussion, the following motion was made.

***Motion***

*Holly Grant made a motion in Case ZA-03-16 to grant the variance request for a detached accessory building with a height of twenty-two feet six inches (22' 6") with maximum square footage of one thousand two hundred (1,200) as per the plans submitted. Ricky Morrison seconded the motion*

Voting:

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

Motion carried.

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

*Case ZA-04-16 – Is a request by Mr. Dean Worsencroft, represented by Robert Lyden P.E., to obtain relief for a variance to request the reduction of minimum lot width from one hundred seventy-five (175) feet to a minimum of sixty-six point eighty-seven (66.87) feet, to subdivide 41.9 acres into ten (10) lots. This property is located on Clingan Road, known as parcel number #35-009-0-001.00-0, great lot 14. Property is located in Poland Township, Poland, Ohio in an (E) Estate zoned district.*

Items included in packet submitted:

1. Application for Variance and List of Abutting Property Owners
2. Zoning Permit Denial Form
3. Letter of Intent
4. Letter of Authorization from Property Owner
5. Warranty Deed
6. County Map
7. Zoning District Map
8. Property Description
9. Site Plan/Plat Map

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**J. Robert Lyden, P.E.**  
**160-4 Talsman Drive**  
**Canfield, Ohio**

Lyden is representing Arthur Dean Worsencroft. They are requesting to reduce the minimum lot width in an Estate district from 175 feet to 66.87 feet, in order to subdivide 41.9 acres into ten lots. Domestic

water service and sanitary sewer are available. The lots will have a direct view of Lake Hamilton. There will be a private drive that will access all of the lots. This project is similar to Founder's Glen. There will also be an area designated as a conservation area.

Burgham asked if the lots will be tied into a sanitary sewer. Lyden replied yes. Burgham asked about the maintenance of the private drive. Lyden stated there will be a Homeowner's Association and the driveway will be maintained by the association.

Holly Grant asked how the conservation area will be reflected on the deed. Lyden stated it will be recorded as a permanent easement for that area, restricting building in that area.

Jim Burgham asked if anyone would like to speak in favor of this request.

**Arthur Dean Worsencroft**  
**213 N. Main Street**

Worsencroft stated he has no issues and is in favor of this request.

Jim Burgham asked if anyone else would like to speak in favor of this request. No one replies. Burgham asked if anyone would like to speak against this request or has questions.

**Earl Murray**  
**5857 Clingan Road**

Murray asked if they will still make the conservation area if the variance is approved. Lyden stated they will commit to making the easement for the conservation area. Burgham stated that the Board can incorporate that into the variance.

**Barbara Murray**  
**5857 Clingan Road**

Murray stated that she is concerned about the traffic in that area.

Burgham asked if anyone else would like to speak. No one replies.

After further discussion, the following motion was made.

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***Motion***

*Ricky Morrison made a motion in Case ZA-04-15 to grant a frontage variance for the reduction of the minimum lot width from one hundred seventy-five (175) feet to sixty-six point ninety-three (66.93) feet for one lot and sixty-six point eighty-seven (66.87) for the remaining nine (9) lots as proposed. This variance is granted with the following stipulations:*

- 1. No structure shall be built until the one hundred seventy-five (175) foot minimum lot width is met.*
- 2. All residences built shall be connected to the public sanitary sewer.*
- 3. The fourteen point one hundred fifty-seven (14.157) acres as shown on the plans be reserved as a conservation easement.*

*Mike Johnston seconded the motion.*

**Voting:**

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

Motion carried.

Meeting adjourned at 8:25 p.m.

**Submitted by:**

Michele Richards/Recording Secretary

cc:     Trustees (3)  
       Board of Zoning Appeals (7)  
       Zoning Commission (6)  
       P. Canter, Fiscal Officer (1)  
       File (1)