

**Board of Zoning Appeals Meeting
September 29, 2016
ZA-06-16, ZA-07-16**

Members/Attendance:	X	Hank Grover
	X	Jim Burgham
	N/A	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:

Jim Burgham stated that the first order of business is to approve the minutes from the May 25, 2016, and June 10, 2016 meetings.

Mike Johnston made a motion to approve the minutes from the May 25, 2016 meeting. Ricky Morrison seconded the motion. All members, except Hank Grover, were in favor. Hank Grover abstained from voting. Minutes approved.

Mike Johnston made a motion to approve the minutes from the June 10, 2016 meeting. Al Sciulli seconded the motion. All members, except Hank Grover, were in favor. Hank Grover abstained from voting. Minutes approved.

2nd Order of Business:

Case #ZA-06-16 – Is a variance request by Michael and Sandra Albrecht to obtain relief to construct a (1,200) one thousand two hundred square foot, (30 x 40 x 18) thirty by forty by eighteen feet high accessory building, which square footage and height exceed the allowable size and also to retain the one hundred ninety two (192) square foot (16 x 12) sixteen by twelve existing accessory building. The property is located at 5165 Kennedy Road, and is known as parcel #35-087-0-025.02-2, lot #5. Parcel is located in Poland Township, Lowellville, 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. Zoning District Map
7. Property Description
8. Site Plan
9. Side Elevation Plan

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**Michael Albrecht
5165 Kennedy Road**

Albrecht stated that the height variance is needed so that the building will match the house. It will have a brick face as well, also matching the house.

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

Mike Johnston asked Albrecht if he plans to use the building for commercial use. Albrecht replied no.

Jim Burgham stated that the existing accessory building is not visible due to its placement in a wooded area.

After further discussion, the following motion was made.

Motion

Al Sciulli made a motion in Case ZA-06-16 to grant the variance for a detached accessory building with a maximum square footage of one thousand two hundred square feet (1,200), with dimensions of thirty by forty (30 x 40) with a height of eighteen (18) feet, and to retain the existing accessory building, as per the plans submitted. Mike Johnston seconded the motion.

Voting:

Yes Al Sciulli
Yes Mike Johnston
Yes Ricky Morrison
Yes Hank Grover
Yes Jim Burgham

Motion carried.

3rd Order of Business:

Case #ZA-07-16 – Is a variance request by Greg Arnett to obtain relief to construct a (1,408) fourteen hundred eight square foot, (32 x 44 x 25) thirty two by forty four by twenty five high accessory building, which square footage and height exceeds the allowable size. The property is located at 4340 Olde Charter Trail, and is known as parcel #35-043-0-002.09-2, lot #22. Parcel is located in Poland Township, Poland, Ohio, in a (E) Estate 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. Zoning District Map

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- 7. Property Description
- 8. Site Plan
- 9. Side Elevation Plan

Greg Arnett
4340 Olde Charter Trail

Arnett stated he has no additional information to add.

Jim Burgham asked Arnett if the building would be used as living space. Arnett replied no.

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

After further discussion, the following motion was made.

Motion

Mike Johnston made a motion in Case ZA-07-16 to grant the variance request for an accessory building with a height of twenty-five (25) feet and square footage of one thousand four hundred eight (1,408) as per the plans submitted. Hank Grover seconded the motion.

Voting:

- Yes Mike Johnson
- Yes Hank Grover
- Yes Al Sciulli
- Yes Ricky Morrison
- Yes Jim Burgham

Motion carried.

New Business:

Al Sciulli initiated a discussion regarding the board members having business cards for identification purposes, to give to or leave for the appellant when visiting their property prior to a meeting.

Meeting adjourned at 7:45 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)