

Board of Zoning Appeals Meeting
September 26, 2019
ZA-08-19, ZA-09-19, ZA-10-19

Members/Attendance: N/A Jim Burgham
 X Michael Johnston
 X Ricky Morrison
 X Albert Sciulli
 X Robert Durick
 X John Grahovac

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 July 25, 2019. Mike Johnston made a motion to approve the minutes from the July 25, 2019 meeting. Ricky Morrison seconded the motion.

Voting:

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

Motion carried.

2nd Order of Business:

Case #ZA-08-19 – This is a variance request by Matthew Kukura of 4911 Miller Road to obtain a variance to construct a six thousand two hundred forty (6,240) square foot accessory structure which square footage and height exceed the allowable size, and to retain an existing twelve hundred (1,200) square foot accessory building. The proposed building will be sixty feet wide by one hundred four feet deep by sixteen feet high (60’ w x 104” d x 16’ h). The property is known as Lot 3, parcel ID# 35-111-0-010.00-0 and is located in Poland Township, Lowellville, Ohio, in an Agricultural (AG) Zoning District.

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application for Variance
3. Letter of Intent
4. Site Plan
5. Property Descriptions (Zoning)
6. Property Descriptions (Auditor)
7. Zoning District Map
8. County GIS Aerial Map
9. Warranty Deed

Board of Zoning Appeals Meeting
September 26, 2019
ZA-08-19, ZA-09-19, ZA-10-19

10. Sketch of Building with Specifications
11. Current Site Plan
12. Proposed Site Plan
13. Previous Variance Meeting Minutes from 10/20/16

Matthew Kukura
4911 Miller Road
Lowellville, Ohio

Kukura stated he would like to build an indoor riding arena next to the existing horse barn. The arena will have a dirt/sand floor so it can be used year around. During the winter months, the horses can be put inside the arena as well to exercise.

Ricky Morrison asked Kukura if he plans to use the arena for shows. Kukura stated no, it is for personal use.

Mike Johnston asked if anyone would like to speak in favor of the request. No one responds. Mike Johnston asked if anyone would like to speak against the request. No one responds.

Al Sciulli stated he lives two lots east of the appellant and the appellant has enhanced the property since he purchased it. He is in favor of the variance request. Mike Johnston stated he agrees with Sciulli.

The following motion was then made:

Motion

Al Sciulli made a motion in Case ZA-08-19 to grant the variance request for an accessory building with a maximum height of sixteen (16) feet, a maximum square footage of six thousand, two hundred forty (6,240) feet (60'w x 104'd x 16'h), and also to allow the existing accessory building to remain, as per the plans submitted. Mike Johnston seconded the motion.

Voting:

- Yes Al Sciulli
- Yes Mike Johnston
- Yes Bob Durick
- Yes Ricky Morrison
- Yes John Grahovac

Motion carried.

3rd Order of Business:

Case #ZA-09-19 – This is a variance request by Jeff Collingwood of 7467 Struthers Road to obtain a variance to construct a three thousand, nine hundred sixty (3,960) square foot accessory structure, which square footage and height exceed the allowable size, and to retain an existing

Board of Zoning Appeals Meeting
September 26, 2019
ZA-08-19, ZA-09-19, ZA-10-19

one hundred (100) square foot accessory building. The proposed building will be sixty-six feet wide by sixty feet deep by thirty feet high (66'w x 60'd x 30'h). The property is known as GL44, parcel ID #35-044-0-0-012.00-0 and is located in Poland Township, Poland, Ohio, in an Agricultural (AG) Zoning District.

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application for Variance
3. Letter of Intent
4. Proposed Site Plan (2)
5. Property Description (Zoning)
6. Property Description (Auditor)
7. Zoning District Map
8. County GIS Aerial Map
9. Dimensional Drawing
10. Elevation Drawings
11. Warranty Deed

Jeff Collingwood
7467 Struthers Road

Collingwood presented updated photos to the Board members. He stated the proposed building is needed to store kids' toys and accessories, lawn furniture, and miscellaneous belongings, and to clean up the property.

Ricky Morrison asked Collingwood if he plans to use the building for business purposes. Collingwood stated no, it is for personal use.

Mike Johnston asked if anyone would like to speak in favor of the request. No one responds. Mike Johnston asked if anyone would like to speak against the request. No one responds.

The following motion was then made:

Motion

Ricky Morrison made a motion in Case ZA-09-19 to grant the variance request for an accessory building with a height of thirty (30) feet, with a maximum square footage of three thousand, nine hundred sixty (3,960) square feet (66'w x 60'd x 30'h), and to retain the existing accessory building on the property, as per the plans submitted. Al Sciulli seconded the motion.

Voting:

- Yes Ricky Morrison
- Yes Al Sciulli
- Yes Mike Johnston
- Yes Bob Durick
- Yes John Grahovac

Board of Zoning Appeals Meeting
September 26, 2019
ZA-08-19, ZA-09-19, ZA-10-19

Motion carried.

4th Order of Business:

Case #ZA-10-19 – This is a variance request by Mohammad Awad and Sara Salman to obtain a variance for relief from minimum front yard setback requirements to reduce the placement of their proposed home at thirty-six (36) feet from the front property line. The property is known as 6510 RoseLynn Place, Lot 2, parcel ID #35-007-T-004.02-0 and is located in Poland Township, Poland, Ohio in a Residential-1 (R-1) Zoning District.

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application for Variance
3. Letter of Intent
4. Property Description (Zoning)
5. Property Description (Auditor)
6. Zoning District Aerial Map
7. County GIS Plat Map
8. Zoning District Map
9. Close up Maps of Lot #2 (2)
10. Recorded Plat Map showing easements
11. Site Plan
12. Warranty Deed

Mohammad Awad
20 Colonial Estates

Awad presented additional photos of the property to the Board to review which show the detention pond. He stated that he desires to reside in Poland and plans to build a two story home with a front porch on the property.

Mike Johnston stated after re-reading the appellant's letter of intent, he understands that the front porch dimension is the dimension he is taking as a setback, which is seven (7) feet. Awad stated yes, because the front porch will be enclosed, it is included in the front setback.

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

Ruthi Dolovy
Lot 1, RoseLynn Place

Dolovy owns the property next door to the appellant, which is Lot 1. She stated it will help tremendously to have the extra frontage because she had a builder lay out her property and it is very hard to find a plan without it landing in the detention pond. She stated she is in favor of the request as it would help to have the extra frontage and it will not look out of place. She stated in addition to the 40' detention pond, there is also a storm pipe easement between the two properties that they each have to take ten feet off of their property. She stated she has not yet applied for a variance but will be.

Board of Zoning Appeals Meeting
September 26, 2019
ZA-08-19, ZA-09-19, ZA-10-19

Jeff Collingwood
7467 Struthers Road

Collingwood stated as someone being employed in the trade's field, he is in favor of the variance and agrees with the appellant that he does not want to be close to the detention pond and experience flooding problems with their basements, or basement walls caving in.

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

Ricky Morrison stated that he also understands that the appellant is requesting seven (7) feet if you include the front porch. He understands the appellant wanting to be as far away from the detention pond as possible. Mike Johnston stated that in this particular neighborhood with the cul-de-sac and the way the houses come around, the appellant's house will not stick out. He does not have a problem with it. Ricky Morrison agreed and stated that all of the homes that are built on the cul-de-sac will have some type of difficulty as well. Bob Durick stated he is in agreement also and has no problems with the variance request.

The following motion was then made:

Motion

John Grahovac made a motion in Case ZA-10-19 to grant the variance request for reduction of front yard setback to thirty-six (36) feet, as per the plans submitted. Mike Johnston seconded the motion.

Voting:

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

Motion carried.

Meeting adjourned at 7:50 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)