

**Board of Zoning Appeals Meeting
February 22, 2018
ZA-01-18**

Members/Attendance:	X	Jim Burgham
	X	Michael Johnston
	X	Ricky Morrison
	X	Albert Sciulli
	X	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:

Reorganization of the Board.

Mike Johnston made a motion to nominate Jim Burgham as Chair of the Committee. Ricky Morrison seconded the motion. Jim Burgham accepted the nomination.

Voting:

Yes	Mike Johnston
Yes	Ricky Morrison
Yes	Al Sciulli
Yes	Bob Durick
Abstain	Jim Burgham

Motion carried.

Ricky Morrison made a motion to nominate Michael Johnston as Vice Chair of the Committee. Al Sciulli seconded the motion. Mike Johnston accepted the nomination.

Voting:

Yes	Ricky Morrison
Yes	Al Sciulli
Yes	Bob Durick
Yes	Jim Burgham
Abstain	Mike Johnston

Motion carried.

2nd Order of Business:

Jim Burgham stated that the second order of business is to approve the minutes from the meeting held on November 30, 2017. Mike Johnston made a motion to approve the minutes from the November 30, 2017 meeting. Bob Durick seconded the motion.

**Board of Zoning Appeals Meeting
February 22, 2018
ZA-01-18**

Voting:

Yes	Mike Johnston
Yes	Bob Durick
Yes	Ricky Morrison
Yes	Al Sciulli
Abstain	Jim Burgham

Motion approved.

3rd Order of Business:

Case #ZA-01-18 – Is a variance request by Thomas Kellermann to obtain relief from maximum square footage requirements to construct a (1,088) one thousand eighty-eight square foot accessory building. The dimensions of building will be (32' x 34') thirty-two feet by thirty-four feet. Appellant also requests to retain one existing accessory building which is (160) one hundred sixty square feet. The property is located at 2424 Stewart Road, known as parcel #41-095-0-007.01-0, great lot 75. Parcel is located in Poland Township, Lowellville, Ohio, in an (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. Abutting Property Owners List
5. Site Plan, Elevation Plans
6. Property Description (Zoning)
7. Property Description (Auditor)
8. Plate Map
9. Zoning District Map
10. County GIS Map
11. Warranty Deed
12. Photos of Property

**Thomas Kellerman
2424 Stewart Road**

Kellerman provided pictures of the house and drawings of the proposed garage to the Board members.

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

**Edward and Eleanor Rigelsky
2360 Stewart Road**

Edward Rigelsky stated that the appellant is a good neighbor and he has never had any problems or issues with. Eleanor Rigelsky concurred. They also were shown the pictures of the house and drawings of the proposed garage. Edward stated he is in favor of the variance request.

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

Board of Zoning Appeals Meeting
February 22, 2018
ZA-01-18

Mike Johnston asked the appellant if he has any intention of running a business from the proposed garage. The appellant stated no, he does not.

Jim Burgham stated that the appellant has plenty of property and the proposed structure will not be intrusive on any abutting property owners.

Motion

Al Sciulli made a motion in Case ZA-01-18 to grant the variance request for an accessory building of one thousand eighty-eight (1,088) square feet and to allow the existing accessory building to be retained as well, as per the plans submitted. Bob Durick seconded the motion.

Voting:

Yes Al Sciulli
Yes Bob Durick
Yes Ricky Morrison
Yes Mike Johnston
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:20 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (5)
Zoning Commission (6)
P. Canter, Fiscal Officer (1)
File (1)