

**Board of Zoning Appeals Meeting
February 24, 2022
ZA-03-22**

Members/Attendance:	X	Michael Johnston
	X	Ricky Morrison
	N/A	Albert Sciulli
	X	Robert Durick
	X	John Grahovac
	X	John Savarise
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 January 27, 2022. Ricky Morrison made a motion to approve the minutes from the January 27, 2022 meeting. John Grahovac seconded the motion.

Voting:

Yes	Ricky Morrison
Yes	John Grahovac
Yes	Bob Durick
Yes	John Savarise
Yes	Mike Johnston

Motion carried.

2nd Order of Business:

Case #ZA-03-22 – This is a request by Timothy Aey to obtain relief from allowable limit of accessory structures and minimum building setback distance from the home to the proposed accessory structure. The property is located at 8433 Misty Ridge Trail and is located in a Residential-1 (R-1) zoning district and is known as lot number 213, parcel number 35-064-0-084.15-0 and is located in Poland Township, Poland, Ohio.

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application for Variance
3. Letter of Intent
4. Property Description (Auditor)
5. Zoning Office Property Info
6. Zoning District Map
7. Site Plan
8. 2017 Aerial
9. Front Profile
10. Example of garage, except for door and color
11. Warranty Deed

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**Tim Aey
8433 Misty Ridge Trail**

Tim Aey stated that the reason he wants to build the garage is that he has a classic car, a 1970 GTO, which he wants to store by itself along with his tools. He stated he wishes to retain the existing shed to store his lawn equipment. He also stated that the garage will be sided to match the house.

Mike Johnston asked Aey if he is running a business. Aey stated no.

Bob Durick asked Aey if there was any opposition from neighbors. Aey stated he spoke to his neighbors and they do not have an issue with the proposed building.

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

Mike Johnston stated he drove by the property and feels it will be a good fit for the neighborhood. The appellant has a nice large lot. Ricky Morrison stated he agrees with Mike Johnston.

The following motion was made:

Motion

Ricky Morrison made a motion in Case ZA-03-22 to grant the variance request to allow for the construction of a five hundred seventy-six (576) square foot accessory building to be built as per the plans submitted, as well as to reduce the setback from the house to the new building from fifteen (15) feet to ten (10) feet. Also to allow the existing ten by sixteen (10 x 16) square foot shed to remain on the property. John Grahovac seconded the motion.

Voting:

Yes Ricky Morrison
Yes John Grahovac
Yes Bob Durick
Yes John Savarise
Yes Mike Johnston

Motion carried.

Meeting adjourned at 7:13 p.m.

Submitted by:
Michele Richards/Recording Secretary

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