

Board of Zoning Appeals Meeting
March 31, 2022
ZA-04-22

Members/Attendance:	X	Michael Johnston
	N/A	Ricky Morrison
	X	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 February 24, 2022. Bob Durick made a motion to approve the minutes from the February 24, 2022 meeting. John Grahovac seconded the motion.

Voting:

Yes	Mike Johnston
Yes	Bob Durick
Yes	John Grahovac
Abstain	Al Sciulli
Yes	John Savarise

Motion carried.

2nd Order of Business:

Case #ZA-04-22 – This is a request by John Underwood & Patricia Kostelnak to obtain relief from maximum square feet, height requirements, and allowable limit of structures, to construct a one thousand, five hundred thirty-six (1,536) square foot accessory building. Dimensions are thirty-two feet wide by forty-eight feet long (32'W x 48'L). The proposed structure will also have an attached porch which will be an additional four hundred and eighty (480) square feet, with dimensions of ten feet wide by forty-eight feet long (10'W x 48'L). The overall square footage of the building will be two thousand sixteen (2,016) square feet. Appellant is also seeking relief for the height of the structure, which will be twenty-four (24) feet high, and wishes to retain an existing one hundred twenty (120) square foot shed. This property is located at 6186 Christina Court, Lowellville, Ohio, Poland Township, and is known as lot 2, parcel number 41-104-0-034.00-0 and is located 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 (Auditor)
5. Zoning Office Property Info
6. GIS 2017 Aerial View

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7. Zoning District Map
8. Site Plan
9. Building Profiles
10. Foundation Plan
11. Warranty Deed

John Underwood
6186 Christina Court

John Underwood stated they currently have a two car garage that is attached to the home. He stated that Patty's mother lives with them and is disabled so they had to invest in a large hydraulic lift because she cannot get in or out of the house. The lift takes up a lot of the garage space and they have to keep a safe distance from it. They have just run out of room and need more space.

Mike Johnston asked Underwood if he intends to operate a business. Underwood stated no. Johnston asked if the proposed building will be used for residential use only. Underwood stated yes.

Bob Durick asked Underwood if there were any concerns from neighbors. Underwood stated no, none that he was aware of.

John Savarise asked Underwood if the new building will be 30 feet from the property line? Underwood stated yes, roughly 30 feet. Savarise stated he saw the RV and sees the need for this. However, he feels the building is not aesthetically pleasing and is too close to the Russo property line. He asked Underwood if there is any way he would consider moving it back 15-20 feet. Underwood stated if he pushes it back any further, it will be in the leach bed.

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

Michelle Sturgiss
2368 Bedford Road

Michelle Sturgiss stated she sees no problem with the proposed building. She stated she would prefer the building to be located where they plan and not to move it back any further. She stated that she had to hire a company a couple years ago to put piping down her property line and around her pool and then a big fill drain on other end of the pool because the neighbor behind them had taken out all of the ground cover. She now has an in ground pool with two inches of mud in it. That is why she would prefer the proposed building to be located where they are proposing it and to not move it back any further.

Patricia Kostelnak
6186 Christina Court

Patricia Kostelnak stated in response to the comment that the building will not be aesthetically pleasing, that is an inaccurate statement. The sketch in the packet is not an aesthetically pleasing building. The actual building will have a couple of cupolas, it will be two toned and match the house exactly, it will have a door in the center of the two garage doors like a barn door, and it will have a light hanging from it. It will not be a big ugly commercial building.

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

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Mike Johnston stated he has no problem with the proposed building; it fits with the size of the property. Al Sciulli stated that he also has no issues with the proposed variance.

John Savarise stated he will abstain from the vote due to a conflict. His daughter is married to a nephew of Michelle Sturgiss.

Mike Johnston stated with Savarise abstaining from the vote, the Board still has a quorum for a vote.

The following motion was made:

Motion

Al Sciulli made a motion in Case ZA-04-22 to grant the variance request to allow for the construction of a one thousand five hundred thirty-six (1,536) square foot accessory building with dimensions of thirty-two feet wide by forty-eight feet long (32'W x 48' L) with a height of 24' to the peak of roof, as well as to retain the existing one hundred twenty (120) square foot accessory building, as per the plans submitted. John Grahovac seconded the motion.

Voting:

Yes	Al Sciulli
Yes	John Grahovac
Yes	Bob Durick
Abstain	John Savarise
Yes	Mike Johnston

Motion carried.

Meeting adjourned at 7:20 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)