

Board of Zoning Appeals Meeting
October 26, 2017
ZA-08-17, ZA-09-17

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

Jim Burgham stated that the first order of business is to approve the minutes of the August 31, 2017 meeting. Hank Grover made a motion to approve the minutes from the August 31, 2017 meeting. Al Sciulli seconded the motion.

Voting:

Yes	Hank Grover
Yes	Al Sciulli
Yes	Mike Johnston
Abstain	Bob Durick
Abstain	Jim Burgham

Minutes approved.

2nd Order of Business:

Case #ZA-08-17 – Is a variance request by Robert Wilson to obtain relief from maximum square footage and height requirements to construct a two thousand four hundred (2,400) square foot (40 x 60) accessory building with a height of twenty-one (21) feet. Appellant also requests to retain one existing accessory building. The property is located at 5733 New Castle Road and is known as parcel #41-094-0-005.00-0, Lot #1. 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. List of Abutting Property Owners
5. Property Screen Print
6. Property Description (Auditor)
7. County GIS Plate Map
8. Zoning District Map
9. Proposed Building Plan
10. Warranty Deed

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Robert Wilson
5733 New Castle Road

Wilson stated he has no additional comments.

Jim Burgham asked if the building is for personal use. Wilson replied yes.

Durick asked Wilson if he is currently living at the property. Wilson replied no. He purchased the property approximately two years ago and is in the process of fixing it up.

Wilson showed the Board members pictures of the property.

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

Pete Berarducci
1630 Thalia Avenue
Youngstown, Ohio 44514

Berarducci stated he is a friend of the appellant. The appellant is trying to fix up the property, and he is in favor of the request.

Jim Burgham asked if anyone would like to speak against this request. No one from the audience responds. Burgham read a letter of opposition received by the Zoning Office from Christopher and Gina Crilley, 6584 New Castle Road, Lowellville, Ohio.

Wilson stated he does not know the individuals that submitted the letter of opposition.

Hank Grover stated there is nothing in the letter of opposition that would suggest for him to deny the variance request.

Al Sciulli stated there are other large accessory buildings in the same area.

After further discussion, the following motion was made:

Motion

Mike Johnston made a motion in Case ZA-08-17 to approve the request for an accessory building with a height of twenty-one (21) feet to peak of roof, with a maximum square footage of two thousand four hundred (2,400) square feet, and to retain the existing accessory building, as per the plans submitted. Hank Grover seconded the motion.

Voting:

Yes Mike Johnston
Yes Hank Grover
Yes Bob Durick
Yes Al Sciulli
Yes Jim Burgham

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Motion carried.

3rd Order of Business:

Case #ZA-09-17 – Is a variance request by Beverly Quimby to obtain relief from maximum square footage and height requirements to construct a one thousand two hundred (1,200) square foot (30 x 40) accessory building, with a height of eighteen feet six inches (18' 6"). The property is located at 6667 Center Road and is known as parcel #35-028-0-032.00-0, Great Lot 63. Parcel is located in Poland Township, Lowellville, Ohio, in a (TC) Town Center zoned district.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. List of Abutting Property Owners
5. Property Screen Print
6. Property Description (Auditor)
7. County GIS Plate Map
8. Zoning District Map
9. Proposed Building Plan
10. Warranty Deed

Beverly Quimby
6667 Center Road

Quimby stated this is the only garage she will have on the property. The requested height is to accommodate a camper.

Jim Burgham asked if there is an attached garage on the property. Quimby replied no, there is an existing shed at the back of the property, but no attached garage.

Burgham asked Monus that if there is not an attached garage on the property is the appellant permitted to have a detached garage and an accessory building. Monus stated that is correct. If there is no attached garage in an R-1 zoned district, it is permitted to have up to a one thousand (1,000) square foot garage and a six hundred (600) square foot accessory structure. Burgham stated to the Board that there is no need for the variance to allow the shed to stay on the property and the appellant is permitted to have a one thousand (1,000) square foot garage, so the variance request would be to allow for an additional two hundred (200) feet.

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

Al Sciulli stated he has no issues with the variance request. Hank Grover stated he also has no issues with the variance request.

After further discussion, the following motion was made:

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Motion

Bob Durick made a motion in Case ZA-09-17 to approve the request for an accessory building with a maximum square footage of one thousand two hundred (1,200) square feet, with a height of eighteen feet six inches (18' 6") to peak of roof, as per the plans submitted. Mike Johnston seconded the motion.

Voting:

Yes Bob Durick
Yes Mike Johnston
Yes Al Sciulli
Yes Hank Grover
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:40 p.m.

Submitted by:

Michele Richards/Recording Secretary

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