

Board of Zoning Appeals Meeting

March 25, 2021

ZA-02-21, ZA-03-21

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 January 28, 2021. Bob Durick made a motion to approve the minutes from the January 28, 2021 meeting. John Grahovac seconded the motion.

Voting:

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

Motion carried.

2nd Order of Business:

Case #ZA-02-21 – This is a variance request by Michele and Christopher Obenauf to obtain relief from maximum square feet and height requirements to construct a one thousand, five hundred thirty-six (1,536) square foot accessory building. The dimensions of the structure will be forty-eight by thirty-two (48 x 32) feet with a height of seventeen feet eight inches (17’ 8”). The property is located at 2591 Stoner Avenue, known as parcel number 35-031-0-051.00-0, lot number 7 and is situated in Poland Township, Poland, Ohio, in an (R-1) Residential-1 zoning district.

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application for Variance
3. Letter of Intent
4. List of Abutting Property Owners
5. Property Description (Zoning)
6. Property Description (Auditor)
7. Zoning District Map
8. GIS Aerial View Map
9. Proposed Site Plan
10. Design Plans
11. Warranty Deed

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Michele Obenauf
2591 Stoner Avenue

Obenauf brought pictures of the existing metal shed to show the board members.

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

Bob Durick stated that the existing metal shed is not very aesthetic. He asked if any of the neighbors had issues with the proposed variance request. Obenauf stated no.

Mike Johnston asked Obenauf if they plan to use it for business purposes. Obenauf stated no, just for storage purposes.

John Savarise stated he understands the need for the proposed building, but he is concerned that the size will set precedence.

Mike Johnston stated he agrees with Savarise. He asked Obenauf if they have thought about a smaller structure. Obenauf stated that a smaller structure would not fit their purpose as they would still have to park outside. Johnston stated that the Board cannot consider a financial hardship. The Board's rulings are based on a practical difficulty, not a financial difficulty. He feels it is a large structure for the property and neighborhood. Bob Durick agreed that is a large structure for the neighborhood.

Michele Obenauf stated that the way the existing garage that is attached to the house is set up with the driveway; it is difficult to turn into.

Al Sciulli asked if there is any consideration to put an extension on the existing garage and build it toward the backyard. Christopher Obenauf stated he still will not be able to make the bend with his truck.

Mike Johnston stated the biggest issue is with the square footage. John Savarise stated the proposed building will have to be substantially smaller than originally proposed. Michele Obenauf stated she has a couple of alternative designs to consider. She presented one to the Board that is thirty-two by forty (32 x 40) with a height of 15'6", which is 1,280 square feet. This particular design is the smallest one that they have to consider.

Mike Johnston stated he is not comfortable with the size, feels it is still oversized. Bob Durick stated he would be comfortable with thirty-six by twenty-four (36 x 24), which is 864 square feet. Christopher Obenauf stated with this dimension he could turn the trusses the opposite way and this would drop the height. He would still have to pay for boat storage but could deal with that. Mike Johnston stated he is comfortable with this size. Al Sciulli agreed. The appellant is in agreement with this size as well.

Motion

Bob Durick made a motion in Case ZA-02-21 to deny the variance request as submitted, but will grant a variance request for an accessory building not to exceed eight hundred sixty-four (864) square feet, thirty-six by twenty-four (36 x 24). No variance for height is required. Mike Johnston seconded the motion.

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Voting:

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

Motion carried.

3rd Order of Business:

Case #ZA-03-21 – This is a variance request by Rebecca Reader to obtain relief from allowable accessory buildings on one lot. She wishes to construct a two hundred (200) square foot accessory building and also requests to retain the structure she currently has of the same size and dimensions, ten feet by twenty feet (10 x 20). The property is located at 2313 Knollwood Avenue, known as parcel number 39-002-0-145.00-0, lot number 149 and is situated in Poland Township, Poland, Ohio, in an (R-1) Residential-1 zoning district.

Items included in packet submitted:

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

Rebecca Reader
2313 Knollwood Avenue

Reader showed the Board pictures of the proposed shed.

Al Sciulli asked if it is a pre-fab shed that is delivered. Reader stated yes. John Grahovac asked Reader what type of foundation the other shed it on. Reader stated gravel. Mike Johnston asked how old the existing structure is. Reader stated approximately six years old. Reader stated her husband passed away and she does not want to get rid of the tools, yard equipment, etc.

John Savarise asked Reader how much she plans to spend on this new shed. She stated approximately \$5,000. Savarise suggested to Reader that she consider getting rid of some of the stuff. Savarise asked if any neighbors object to the second shed. Reader stated no. Savarise stated he has no issue with the second shed as long as the neighbors do not object.

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

Mike Johnston stated he is not crazy about the idea of having a second shed on the property. He is not against it, but does not want to set precedence.

Motion

John Savarise made a motion in Case ZA-03-21 to grant the variance request to place an additional accessory building of 10' x 20' on her property. Al Sciulli seconded the motion.

Voting:

Yes John Savarise
Yes Al Sciulli
Yes Bob Durick
Yes John Grahovac
No Mike Johnston

Motion carried.

Meeting adjourned at 7:46 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)