

Board of Zoning Appeals Meeting

May 20, 2021

ZA-05-21, ZA-06-21

Members/Attendance: X Michael Johnston
X Ricky Morrison
X Albert Sciulli
X Robert Durick
X John Grahovac
N/A 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 May 6, 2021. John Grahovac made a motion to approve the minutes from the May 6, 2021 meeting. Mike Johnston seconded the motion.

Voting:

Yes John Grahovac
Yes Mike Johnston
Yes Ricky Morrison
Yes Al Sciulli
Yes Bob Durick

Motion carried.

2nd Order of Business:

Case #ZA-05-21 – This is a variance request by Mark and Christina Memo to obtain relief from square footage to construct an eighty hundred eighty (880) square foot accessory building/pool house, which dimensions are twenty-two feet wide by forty feet deep (22'w x 40'd) by twelve (12) feet deep. The variance is for the construction of the accessory building portion only. This lot is located at 4018 Via Cassia, known as parcel number 35-060-0-016.00-0, lot number 75, and is situated in Poland Township, Poland, Ohio, 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 (Zoning)
5. Property Description (Auditor)
6. Zoning District Map
7. GIS Aerial View Map
8. Proposed Site Plan
9. Warranty Deed
10. Elevation Profiles

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Mark Memo
4018 Via Cassia

Mark Memo stated he had nothing further to add. He is requesting for approval on the submitted plans. He stated he just wants to provide a nice backyard for his children.

Bob Durick asked if there is any opposition from neighbors. Memo stated no.

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.

Ricky Morrison stated the proposed building will not be overwhelming and he has no issues with it. Mike Johnston stated he agrees with Ricky and that it fits in with the neighborhood. Al Sciulli stated he also agrees.

Motion

Ricky Morrison made a motion in Case ZA-05-21 to grant the variance request for a detached accessory building with dimensions of twenty-two by forty (22 x 40) square feet, not to exceed eight hundred eighty (880) square feet, as per the plans submitted. Al Sciulli seconded the motion.

Voting:

Yes Ricky Morrison
Yes Al Sciulli
Yes Bob Durick
Yes John Grahovac
Yes Mike Johnston

Motion carried.

3rd Order of Business:

Case #ZA-06-21 – This is a variance request by Jeff and Ronalynn Tebay to obtain relief from fence regulations for height and setback location. Appellant is requesting a height of six (6) feet instead of four (4) feet and a setback of fifteen (15) feet instead of twenty (20) feet from the property line. This is a corner lot located at 3939 Arrel Road, known as parcel number 35-072-0-030.00-0, lot number 3, and is situated in Poland Township, Poland, Ohio, 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 (Zoning)
5. Property Description (Auditor)
6. Zoning District Map
7. GIS Aerial View Map
8. Proposed Site Plan
9. Warranty Deed

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Jeff Tebay
3939 Arrel Road

Jeff Tebay stated he had nothing further to add.

Mike Johnston stated he drove by the property and sees no issues with the variance. Ricky Johnston stated he agrees with Mike and with a pool being installed in the future, a six foot fence is required anyway. He also agrees with the setback.

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.

Motion

Bob Durick made a motion in Case ZA-06-21 to grant the variance request for a fence with a height of six (6) feet and with setback reduced to fifteen (15) feet from the property line (right-of-way) line, as per the plans submitted. John Grahovac seconded the motion.

Voting:

Yes Bob Durick
Yes John Grahovac
Yes Al Sciulli
Yes Ricky Morrison
Yes Mike Johnston

Motion carried.

4th Order of Business:

Case ZA-05-21- Bob Monus stated that there is a slight modification to the proposed plan that needs approval from the Board.

Mark Memo
4018 Via Cassia

Mark Memo stated that the proposed square footage is nine hundred and eight (908), instead of the eight hundred eighty (880). He referred to the proposed site plan with the explanation of the addition of two decorative components to match the aesthetics of his house.

Motion

Ricky Morrison made a motion to rescind the previous motion in Case ZA-05-21. Al Sciulli seconded the motion.

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Voting:

Yes Ricky Morrison
Yes Al Sciulli
Yes Bob Durick
Yes John Grahovac
Yes Mike Johnston

Motion carried.

Motion

Ricky Morrison made a motion in Case ZA-05-21 to grant the variance request for a detached accessory building of twenty-two by forty (22 x 40) square feet, not to exceed nine hundred eight (908) square feet, as per the plans submitted. Al Sciulli seconded the motion.

Voting:

Yes Ricky Morrison
Yes Al Sciulli
Yes Bob Durick
Yes John Grahovac
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)