

**Board of Zoning Appeals Meeting  
October 4, 2018  
ZA-05-18, ZA-06-18**

Members/Attendance:       X     Jim Burgham  
                                  X     Michael Johnston  
                                  X     Ricky Morrison  
                                  X     Albert Sciulli  
                                  X     Robert Durick  
                                  N/A   Paul Sherman

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 from the meeting held on August 23, 2018. Bob Durick made a motion to approve the minutes from the August 23, 2018 meeting. Ricky Morrison seconded the motion. All members were in favor. Minutes approved.

**2nd Order of Business:**

*Case #ZA-05-18 – This is a variance request by Gina Domico to obtain relief from minimum yard setback on the secondary street (Atlantic Court) of their corner lot. Appellant wishes to construct an accessory building sixteen by ten feet (16’W x 10’D) that shall project beyond the minimum required front yard setback. The property is located at 6626 North Carolina Place, known as parcel number 35-023-0-067.00-0, lot number 69, and is situated in Poland Township, Poland, Ohio, in a (R-2) Residential-2 zoned district.*

Items included in packet submitted:

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

**Gina Domico  
6626 North Carolina Place**

Gina Domico stated that she forgot to mention that the shed will be below the tree line.

**Robert Domico  
6626 North Carolina Place**

Robert Domico stated that he has a photo of the proposed shed and shared it with the Board members.

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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 request. Jim Burgham stated that they do have a unique situation with it being a corner lot and he does understand the difficulty with the slope in the yard.

Burgham asked Robert Domico if they considered placing the shed in another direction, from north to south and then a little closer to the back property line. Domico stated with the slope in the yard it would have to be built up and not sure that would work out. Burgham asked if the shed will be placed on a pad or just set in place. He stated it will be set in place. The yard has been graded for it as well in that location. Mike Johnston he has no issues with the request.

The following motion was then made:

***Motion***

*Mike Johnston made a motion in Case ZA-05-18 to grant the variance request to construct an accessory building at the location specified as per the plans submitted. Al Sciulli seconded the motion.*

Voting:

Yes Mike Johnston  
Yes Al Sciulli  
Yes Ricky Morrison  
Yes Bob Durick  
Yes Jim Burgham

Motion carried.

**3rd Order of Business:**

*Case #ZA-06-18 – This is a variance request by John Smrek to obtain relief from maximum square of floor area to construct a nine hundred fifty-two (952) square foot accessory building. The dimensions are twenty-eight by thirty-four (28'W x 34'D). Appellant requests to retain two existing accessory buildings. The property is located at 8811 Woodland Drive, known as parcel number 35-072-0-008.00-0, lot number 20, and is situated in Poland Township, Poland, 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. Property Description (Zoning)
5. Property Description (Auditor)
6. Site Plan
7. Zoning District Map
8. County GIS Aerial Map
9. Warranty Deed

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**John Smrek**  
**8811 Woodland Drive**

Smrek presented before and after pictures of the house to the Board members.

Jim Burgham stated that the size of the proposed accessory building is not excessive for the neighborhood. Burgham asked Smrek about the original deed of the property stating that there is one accessory building on the property. Smrek stated that must be incorrect as both of the accessory buildings were pre-existing when he purchased the property.

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

Ricky Morrison stated that since there are no neighbors present, they must not have an issue with the request. Jim Burgham stated he has no issue with the proposed building; however, the Board has to be careful in granting a variance with three buildings on the property. Mike Johnston agreed and stated that he also has no issues, especially since the appellant does not have a basement for storage purposes.

The following motion was then made:

***Motion***

*Ricky Morrison made a motion in Case ZA-06-18 to grant the variance request to construct a nine hundred fifty-two (952) square foot accessory building twenty-eight by thirty-four (28 x 34) as per the plans submitted, and also to grant relief from the two existing accessory buildings. Mike Johnston seconded the motion.*

Voting:

Yes Ricky Morrison  
Yes Mike Johnston  
Yes Bob Durick  
Yes Al Sciulli  
Yes Jim Burgham

Motion carried.

Meeting adjourned at 7:30 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)  
Board of Zoning Appeals (5)  
Zoning Commission (5)  
P. Canter, Fiscal Officer (1)  
File (1)