

**Board of Zoning Appeals Meeting  
November 4, 2021  
ZA-10-21**

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     Patty Magazzine, Recording Secretary

Mike Johnston called the meeting to order at 7:00 p.m.

**1st Order of Business:**

Ricky Morrison stated that the first order of business is to approve the minutes from the meeting held on August 19, 2021. Bob Durick seconded the motion.

Voting:

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

Motion carried.

**2<sup>nd</sup> Order of Business:**

*Case #ZA-10-21 – This is a variance request by Anthony Mansell to obtain relief from maximum square feet and height requirements to construct an addition to an existing one thousand one hundred twenty (1,120) square foot accessory building, which dimensions are twenty-eight feet wide by forty feet long (28’ wide by 40’ long). The proposed addition would be an additional one thousand two hundred (1,200) square feet, which dimensions will be forty feet wide by thirty feet long (40’ wide by 30’ long). The overall size of the building will be two thousand three hundred and twenty (2,320) square feet. Appellant is also seeking relief for the height of the structure, which will be seventeen (17) feet high. This property is located at 7358 Clingan Road, Poland Township, Poland, Ohio, known as lot #49, parcel number 35-041-0-009.00-0 and is located in a Residential01 (R-1) zoning district.*

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application to the Board of Zoning Appeals
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. Side Elevation/Profile Drawing
10. Warranty Deed

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November 4, 2021  
ZA-10-21**

**Anthony Mansell  
2672 Coblenz Drive**

Anthony Mansell stated he currently lives at 2672 Coblenz Drive, and will be moving to 7358 Clingan Road in approximately one month. He also stated that the proposed building will enhance the property and keep his belongings under cover and make the property look nice.

Bob Durick asked Mansell if he feels his neighbors would be happy or unhappy with the proposed building. Mansell stated he did not believe that the neighbors would be unhappy. The building will be in the back of the property and you really won't be able to see it, even when the leaves are off the trees. It will be placed right front of the existing building on the property and it will be decorated to match the house.

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

**Rick Baldwin  
3093 Denver Drive**

Rick Baldwin stated he has no issues with the building, provided there will not be a business. He also stated that Mansell is doing a great job on the house compared to what was there before. He stated also that the other neighbors feel the same way, as long as there is not a business.

Mike Johnston stated he would like to ask for the record if Mansell plans to run a business or operate a business. Mansell stated no, it is strictly for personal use.

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

Ricky Morrison stated he was going to ask about the business, but it has already been addressed. Mike Johnston stated that with the size of the property, the size of the house, the way it fits in with the lot sizes and the improvements made, he has no issues with the request.

After further discussion, the following motion was made:

***Motion***

*Ricky Morrison made a motion in Case ZA-10-21 to grant the variance request to allow for the construction of an accessory building two thousand three hundred and twenty (2,320) square feet (30' wide by 80' long), and to allow the height not to exceed seventeen (17) feet to the peak, as per the plans submitted. Al Sciulli seconded the motion.*

Voting:

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

Motion carried.

**Board of Zoning Appeals Meeting**  
**November 4, 2021**  
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Mike Johnston informed Mansell he is approved and asks the Board if they have any other business. All members stated no. Mike Johnston made motion to adjourn.

Meeting adjourned at 7:11 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)