

Board of Zoning Appeals Meeting

April 4, 2013

ZA-02-13, ZA-03-13, ZA-04-13

Members/Attendance: X Hank Grover
X Jim Burgham
X Bill Custer
X Holly Grant
X Michael Johnston

Also in attendance: X Bob Monus, Zoning Inspector
X Michele Richards, Recording Secretary

Hank Grover called the meeting to order at 7:01 p.m.

1st Order of Business:

Hank Grover stated that the first order of business is to approve the minutes from the meeting held on February 21, 2013. Holly Grant made a motion to approve the minutes from the February 21, 2013 meeting. All members were in favor. Minutes approved.

2nd Order of Business:

Case #ZA-02-13 – A request by Larry and Louise Dinopoulos to obtain relief to reduce their rear yard setback to build a room addition for property located at 8570 Shady Glenn Trail, known as parcel #35-064-0-003.29-0, Lot 275. Parcel is located 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. Warranty Deed
5. County Map
6. Property Description
7. Site Plan

**Louise Dinopoulos
8570 Shady Glenn Trail**

Mrs. Dinopoulos stated that the reason for the addition is to build a mother-in-law suite for her mother. Last year her mother fell and broke her hip and she had to go back and forth to care for her. With the addition, her mother can move in with them and she can take better care of her in the event of another illness.

Holly asked Louise if the addition would be an efficiency or just a bedroom. Louise replied it will be an efficiency with a sink, microwave and refrigerator, bathroom and bedroom.

Hank Grover asked if anyone would like to speak in favor of this request. No one replies. Hank asked if anyone would like to speak against this request.

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Gary Bonner
3133 Chablis

Bonner stated he is not against the request. He is concerned about the water flow when the addition is built with Dinopoulos' property being sloped.

A discussion entailed about this water flow issue. The Board agreed that the addition will not cause any additional water flow issues.

Holly Grant asked if the addition will be one story. Dinopoulos replied yes.

After further discussion, the following motion was made:

Motion

Jim Burgham made a motion in Case ZA-02-13 to grant the variance request to reduce the rear yard setback to twenty-seven (27) feet to allow for the construction of the proposed addition as per the plans submitted and also that special care be taken not to alter the current water flow pattern that exists on the property. Mike Johnston seconded the motion.

Voting:

Yes Jim Burgham
Yes Mike Johnston
Yes Holly Grant
Yes Bill Custer
Yes Hank Grover

Motion carried.

3rd Order of Business:

Case #ZA-03-13 – A request by Melissa and William Booth, to obtain relief to reduce their front yard setback to build a walk in cooler addition for property located at 8942 Youngstown Pittsburgh Road, known as parcel number #35071-0-003.00-0, Lot 4. Parcel is located in Poland Township, Poland, Ohio in an (OF) Office zoned district.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. Warranty Deed
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Hank Grover stated that he is a surveyor and it shows on the map the current setback from the right-of-way line is forty-two (42) feet; however, it actually is fifty (50) feet. The proposed setback, less the fourteen (14) foot addition, will actually be thirty-six (36) feet from the existing right-of-way.

**William Booth
3800 Arrel Road**

Booth stated he bought the business in 2010 and renovated the entire building. He did not maintain the license for the strip club. He was only interested in a bar/restaurant type of business. The reason for the variance request is for the installation of walk in cooler that would be placed in the front of the building. This will allow additional cold storage, which will enable them to grow the restaurant side of the business.

Holly Grant asked Booth the size of the cooler. Booth replied it will be a dual cooler, an eight by eight (8x8) walk in with a four (4) foot freezer. This addition will also allow some storage space, in addition to the cooler.

Bill Custer asked Booth about compressors and fans in the addition. Booth stated the heat would be exhausted out of the side of the building. Custer asked if there would be any fans on the roof. Booth replied no.

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

After further discussion, the following motion was made:

Motion

Holly Grant made a motion in Case ZA-03-13 to grant the variance requested for the addition, permitting the reduced front setback, as proposed per the drawings and plans submitted. Jim Burgham seconded the motion.

Voting:

Yes Holly Grant
Yes Jim Burgham
Yes Mike Johnston
Yes Bill Custer
Yes Hank Grover

Motion carried.

4th Order of Business:

Case #ZA-04-13 – A request by David Gross, to obtain relief to reduce their rear yard setback to build an addition of an attached garage with first floor living space for property located at 2426 Ridgeview Lane, known as parcel #35-045-0-024.00-0, lot number 19. Parcel is located in Poland Township, Poland, Ohio, in a (R-1) Residential-1 District.

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Items included in packet submitted:

1. Application for Variance
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3. Letter of Intent
4. Warranty Deed
5. County Map
6. Property Description
7. Site Plan
8. Elevation Plans

David and Michelle Gross
2426 Ridgeview Lane

David Gross stated that per his letter of intent, his property is an irregular shaped lot. He is building the addition to accommodate his family's growth. The rear yard setback is their issue.

Michelle Gross stated the additional space is also needed for garage space to store various classic cars that they own. The second floor addition can also be used as a possible mother-in-law suite when and if needed.

Hank Grover asked if anyone would like to speak in favor of this request.

Lindy McMurray
2406 Ridgeview Lane

McMurray stated that the Grosses have made all of the neighbors aware of their plans and there are no objections to their request.

Hank Grover asked if anyone would like to speak against this request. No one responds.

Jim Burgham stated that even though the lot is an irregular lot, the rear yard adjustment will not encroach on any other homes. There is not a house directly located behind the property.

The following motion was then made:

Motion

Bill Custer made a motion in Case #ZA-04-13 to grant the request for the reduction of rear yard setback to thirty (30) feet to accommodate the garage/room addition as per the plans submitted. Mike Johnston seconded the motion.

Voting:

- Yes Bill Custer
- Yes Mike Johnston
- Yes Holly Grant
- Yes Jim Burgham
- Yes Hank Grover

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Motion carried.

Meeting adjourned at 8:04 p.m.

Submitted by:
Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (5)
Zoning Commission (5)
J. Granitto (1)
File (1)