

**Board of Zoning Appeals Meeting**  
**August 19, 2021**  
**ZA-09-21**

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 August 5, 2021. Bob Durick made a motion to approve the minutes from the August 5, 2021 meeting. Mike Johnston seconded the motion.

Voting:

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

Motion carried.

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

*Case #ZA-09-21 – This is a variance request by Thomas and Alexis Fabian to obtain relief from maximum square feet and height requirements to construct a three thousand seven hundred fifty (3,750) square foot accessory building. The dimensions of the structure will be fifty feet wide by seventy-five feet deep (50'w x 75'd), with a height of twenty-six feet five inches (26' 5"). The property is located at 5537 Kennedy Road, known as parcel number 35-087-0-008.00-0, great lot number 49 and is situated in Poland Township, Lowellville, Ohio, in an (R-1) Residential-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. Close Up Additional Site Plan
10. Elevation Plan/Front View
11. Warranty Deed

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**Tom Fabian**  
**5537 Kennedy Road**  
**Lowellville, Ohio**

Tom Fabian stated he is an avid car collector and his collection is growing. He needs more storage for his vehicles. The proposed building will be located behind the current garage and it will not be visible from the road. The neighboring properties also will not see the building.

Ricky Morrison asked Fabian if the old garage will have a garage door to go through to the new garage. Fabian stated the new garage will not be attached to the old garage. The driveway will come up in between the two buildings and that will be how you access entrance to it. Ricky asked Fabian about the height request of twenty-six feet five inches. Fabian stated he plans to put a loft inside the new building for entertainment purposes. He wants to do a six twelve pitch so he has enough ceiling height to put a lift in as well.

Mike Johnston asked Fabian if he plans to operate a business from the new building. Fabian stated no.

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

Mike Johnston stated to the Board members that the appellant mentioned in his letter that without approval he would have to store his vehicles off site and pay for storage. Johnston reminded the Board members that the Board's decision does not have anything to do with any financial bearing. It is more of a matter of practical difficulty.

Ricky Morrison asked Bob Monus if the Board has to address the loft situation. Monus stated with the loft as long it is not being occupied in terms as a living area and used for storage it is permitted.

Al Sciulli stated that the proposed building will not clash with anything on Kennedy Road and also that there are no neighbors present to speak in favor or against the request. He is in favor of the request. Mike Johnston stated based on the neighborhood and size of the lots he has no issues with the proposed building. Ricky Morrison stated he agrees and also has no issue with the proposed building.

***Motion***

*Ricky Morrison made a motion in Case ZA-09-21 to grant the variance request to allow for the construction of an accessory building not to exceed three thousand seven hundred fifty (3,750) square feet, with dimensions of fifty (50) feet wide by seventy-five (75) feet deep, along with a height of twenty-six feet five inches (26' 5") to the peak, as per the plans submitted. John Grahovac seconded the motion.*

Voting:

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

Motion carried.

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Meeting adjourned at 7:15 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)