

MINUTES
BOARD OF ZONING APPEALS
WEDNESDAY, APRIL 4, 2012 – 7:00 PM

Board Members Present: Gary Brahler, Chairman
Bill Ehlers, Vice Chairman
Pan Aslanides, Secretary
David Foss, Member
Anthony 'Tony' Mucci, Member
Art Smith, Alternate

Zoning Inspector: Dale Riggerbach

Township Secretary: Sharon Shaub

Purpose: Section 602.4 Accessory Buildings, Structures and Uses of the Nimishillen Township Zoning Resolution states any building which is not a part of the main building shall not be located closer than fifteen (15) feet from the main building, may be built within eight (8) feet of the rear lot and side lines, and must conform to the front yard building setback line. An accessory building shall not be constructed closer to any street than regulations permit the construction of a principal building. Accessory buildings are not to exceed 1,280 sq. ft. and are limited to 17' in height in a residential area.

- **Appeal #582 –Brad & Marcy Garrott, 412 Navaho St., Louisville, Ohio, are requesting a variance** for a 2,400 sq. ft. accessory building with a height of 18' instead of the allowed 1,280 sq. ft. and 17' in height **located at 3601 Meese Road NE, Parcel No. 33-09978 & zoned R-1 Single Family Residential**. They are also asking for a variance to construct the accessory building closer to the street than regulations permit for the construction of a principal building.

Chairman Gary Brahler opened the hearing at 7:00 PM and introduced the board, zoning inspector and township secretary. Mr. Brahler swore in everyone in attendance by asking them to swear that the information they were about to present, either in oral or written form, is true and accurate to the best of their knowledge. The people responded by stating, "I do".

TONIGHT'S CASE - APPEAL #582 – Accessory Building:

Brad Garrott of 412 Navaho St. NE, Louisville, Ohio stepped to the podium and asked for a variance for an accessory building to be 2,400 sq. ft. and a height up to 18'. He said he is requesting a larger building vs. having a garage and another building to be used for storage and his workshop. He wants to combine everything into one building. This will save on heating costs, electric, etc. He is also requesting permission from the Board to put up the accessory building the same time as the construction of the house so he can use the accessory building for storage during construction.

Acreage: Mr. Garrott owns 28 acres.

Materials for building: The accessory building will be 40' wide, have a depth of 60', 18' in height and a total of 2,400 sq. ft. It will have a steel roof, steel sides and a concrete floor.

Permit for house: A permit was issued for the house on March 13, 2012. The footers are started and it should be framed by the end of this month.

Septic System: Received approval from the Stark County Health Department for a septic system. The septic system will be located in the rear north of the house. The house will have an attached garage as well.

With no further questions or discussion, Chairman Brahler asked if there was anyone in attendance to speak either for or against the variance.

IN FAVOR:

Brad Kerr of 3494 Meese and Ryan Hathaway of 3614 Meese both stepped to the podium and said they are in favor of Mr. Garrott’s request for an oversized accessory building. Both said they are just happy he’s not putting in a chicken farm!

OPPOSED:

There was no one present to speak against Mr. Garrott’s variance request.

Inspector Riggerbach said he received one call and no letters. The caller was in favor of Mr. Garrott’s request.

With no further questions or discussion, Chairman Brahler asked for a motion for a ballot vote.

PAN ASLANIDES MOTIONED FOR A BALLOT VOTE TO APPROVE OR DENY THE REQUEST FOR A VARIANCE FOR AN ACCESSORY BUILDING FOR THE SIZE, HEIGHT AND TO CONSTRUCT THE ACCESSORY BUILDING CLOSER TO THE STREET THAN REGULATIONS PERMIT FOR THE CONSTRUCTION OF A PRINCIPAL BUILDING SECONDED BY GARY BRAHLER. **MOTION CARRIED.**

Voting went as follows:

Gary Brahler	-Approve
Bill Ehlers	-Approve
Pan Aslanides	-Approve
David Foss	-Approve
Tony Mucci	-Approve

Chairman Brahler stated the request for the variance for the size, height and placement of the accessory building has been **APPROVED** and instructed Mr. Garrott to contact the zoning inspector during normal business hours to get whatever paperwork and permits needed. Approval was also given to build the accessory building (for storage) along with building the house.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS:

Inspector Riegenbach said there might be another case for the May 2nd hearing for the size and height of an accessory building.

2012, April 4 -BZA Minutes- 3601 Meese – Accessory Building (Cont.)

APPROVAL OF MINUTES:

PAN ASLANIDES MOTIONED TO APPROVE THE WRITTEN MINUTES FOR THE TWO CASES HEARD ON MARCH 14, 2012 SECONDED BY TONY MUCCI. **ALL VOTED YES. MOTION CARRIED.**

ADJOURNMENT:

GARY BRAHLER MOTIONED TO ADJOURN AT 7:15 PM SECONDED BY DAVID FOSS. **ALL VOTED YES. MOTION CARRIED.**

(Signatures on File)

Gary Brahler, Chairman

Pan Aslanides, Secretary

Board of Zoning Appeals Minutes: 2012, Apr 14 BZA Hearing – 3601 Meese – Variance for Access. Bldg.docx