

# Minutes

## Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, September 2, 2015 – 7:00 PM

**Board Members Present:** Pan Aslanides, Chairman  
Anthony ‘Tony’ Mucci, Vice Chairman  
David Foss, Secretary  
Gary Brahler, Member  
Bill Ehlers, Member  
Thomas Davis, Alternate

**Zoning Inspector:** Dale Riggenbach

**Township Secretary:** Shelby Dieffenbaugher

### **Purpose: (One Case)**

**Appeal #614** – Charles & Barbara Cramer of 8687 Ravenna Ave. NE, Louisville, Ohio 44641, zoned R-R Rural Residential, Parcel #33-07059, is requesting a variance for an Accessory Building (storage of miscellaneous equipment) to be 1,440 square feet instead of the allowed 1,280 square feet, as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

### **CALL HEARING TO ORDER:**

Chairman Aslanides opened tonight’s hearing at 7:00 PM and introduced all board members, zoning inspector, township secretary. Chairman Aslanides 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”.

**Charles Cramer of 8687 Ravenna Ave.** stepped to the podium and notified the Board that he is building a 38 ft. by 48 ft. garage that will be 10 feet tall. This building will be far enough from the street that no one will really see it.

Mr. Brahler asked if the accessory building will house a motor home because it wouldn’t be tall enough to house a motor home. Mr. Cramer stated that it will not house a motor home and that the tallest it will be is 10 feet so he will not have to duck his head while driving his tractors inside.

Mr. Brahler asked Zoning Inspector Dale Riggenbach if he has received any complaints. Mr. Riggenbach stated he has received no complaints and no phone calls for or against.

Mr. Ehlers complimented Mr. Cramer on his drawings and plans for this accessory building. Also, Mr. Ehlers complimented Mr. Cramer for doing everything right for a building only being 160 square feet more than the township allows.

Mr. Cramer held a discussion with the Board about the size of the accessory building.

There was no one present to speak for or against Mr. Cramer’s variance request.

**Motion for a Ballot Vote:** With no other questions and/or discussion, Chairman Aslanides asked for a motion for a ballot vote to approve or disapprove Appeal #614.

*GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #614 SECONDED BY DAVID FOSS. MOTION CARRIED.*

Roll call voting: Gary Brahler -- Approve  
David Foss -- Approve  
Bill Ehlers -- Approve  
Anthony Mucci -- Approve  
Pan Aslanides -- Approve

Chairman Aslanides said **the request for Appeal #614** was **APPROVED** and advised Mr. Cramer to contact Dale during regular office hours (11:30 a.m. to 3:30 p.m. Monday thru Friday) to make arrangements to get whatever paperwork/permits are needed.

**Old Business:** There was no old business to discuss.

**New Business:**

Mr. Brahler asked if there would be anything coming up. Mr. Riggenbach stated the next hearing will involve a larger building. Mr. Riggenbach is waiting for the homeowner to finish the paperwork.

A discussion was held about the location and the size of the next possible variance.

Mr. Ehlers asked when the next hearing will be. Mr. Riggenbach stated the next hearing would be on October 7, 2015.

**Approval of Minutes:**

*DAVID FOSS MOTIONED TO APPROVE THE MINUTES FOR JUNE 3, 2015 AS WRITTEN SECONDED BY BILL EHLERS. MOTION CARRIED.*

Roll call voting: Pan Aslanides -- Approve  
Anthony Mucci -- Approve  
Bill Ehlers -- Approve  
Gary Brahler -- Approve  
David Foss -- Approve

**Adjournment:**

*BILL EHLERS MOTIONED TO ADJOURN AT 7:09 PM SECONDED BY GARY BRAHLER. MOTION CARRIED.*

Roll call voting: Pan Aslanides -- Approve  
Anthony Mucci -- Approve  
Bill Ehlers -- Approve  
Gary Brahler -- Approve  
David Foss -- Approve

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Pan Aslanides, Chairman

Nimishillen Township Board of Appeals

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David Foss, Secretary  
Nimishillen Township Board of Appeals

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**Zoning Board of Appeals Minutes: 2015, September 2 – BZA Minutes- Accessory Bldg @ 8687 Ravenna Parcel #33-07059**