

BOARD of ZONING APPEALS
MINUTES of MEETING
February 18, 2014
4:30 p.m.

Attendance: Present: Mike Aeling, Jim Edwards, VP Dave Lundgren,
Zoning Inspector Bill Hawley, Secretary Jennifer Odey
Absent: Tom Moushey--President, and Arnie Hirvela.

1. Minutes from the January 21, 2014 meeting.

MOTION: Aeling made a motion to approve the minutes with amendment on second page to include a barrier on the east side of the display area in the variance of the north side. Seconded by Edwards. Minutes approved as amended.

Chairman Lundgren read the Board of Zoning Appeals procedures including the appellant recourse.

2. Alliance Area Habitat for Humanity - 1075 Meadowbrook Ave., Parcel #110785 on the south east corner of Meadowbrook Ave. and Fairfield Rd - Appeal # 14-003 –5’ side yard setback from the required 20’ setback from a side street and 8’ front yard setback from the required 40’ setback variances for a single family home, located in an R-1 zone.

Zoning Inspector Bill Hawley, 504 E. Main St. was sworn in by Chairman Lundgren. This was an appeal for a new construction of a single family home. They are asking for a five foot setback on the side yard that requires a setback of 20’ ,and asking for an eight foot setback from the front yard that requires a setback of 40’.

Lundgren asked if there was an existing Habitat home beside this address.

Hawley stated he didn’t go to the lot.

Bruce Koehn, Contractor for Habitat, 15515 Georgetown St., Minerva, Oh, 44657 was sworn in by Chairman Lundgren. He stated there is another Habitat home beside it, and they are asking for the same setbacks the other Habitat home has.

MOTION: Edwards made a motion to approve the variances as stated. Seconded by Aeling. Approved.

3. Jennifer Rohr 2073 Blenheim Ave. - Appeal # 14-004 – Variance to build a 40’ x 40’ garage, larger than the 3 car maximum and 15’3” in height, 3” over the 15’ maximum height as an accessory to a single family residence, located in an R-1 zone.

Hawley stated this property is being replatted to construct a 40'X40' garage that is larger than a three car garage and three inches higher than what code permits.

Edwards asked if the existing garage is coming down.

Hawley stated he thought so.

Lundgren looked at the code for definition of a private garage (1190), and code for accessory building (1130.08C). He questioned Hawley that was everything that applies, to his knowledge of the code, because it seems vague.

Hawley states the definition is the boards' guideline.

Edwards questioned what makes this garage more than a three car garage. He stated it has three doors on it.

Hawley stated 36' wide and 24' deep with three doors is considered a reasonable three car garage. He feels larger than that something else is happening. He thinks future revision of the code should give guidelines on this.

Lundgren stated this should be brought up at next code revision.

Robert Akins, 776 N. Union Ave, Alliance was sworn in by Chairman Lundgren. He stated he surveyed and replatted this with setbacks, and plotted in the 40'X40' garage building (that will be brought to Planning Commission tomorrow night).

Jennifer Rohr, 2073 Blenheim Ave, Alliance was sworn in by Chairman Lundgren. She stated she was aware this is an R-1 district, and wanted to show some pictures of garages in the neighborhood. The pictures show garages in the area that are bigger than the 36'X24'. The vehicle they own is a truck that is 23' long, and wouldn't get the door shut without extending the length of the garage. She stated there are other items they own that they want to store in this garage also. They are going to remove the storage shed, and put those items in the garage as well.

Lundgren stated the pictures of other garages Rohr provided are older garages and could have been grandfathered into the code.

Rohr assured the board this garage is not for commercial reasons.

Edwards asked about the driveway.

Rohr stated the driveway wouldn't move, just widen due to the three doors on the garage.

Aeling stated he has a large truck with a small garage.

Edwards stated it isn't for business use.

Lundgren stated the footprint is the issue. This garage would be larger than the existing house on this lot. What would the limitation be for the future? What is the size that's expected to be ok? More guidance from the code is necessary. Is there any size that would not be appropriate? For the neighborhood is this garage appropriate?

MOTION: Aeling made a motion to grant the variance to build a 40'X40' garage. Seconded by Edwards. Aeling and Edwards voted yes and Lundgren voted no. Approved two to one. Motion carried.

4. Other Business.

Chairman Lundgren asked for other business. There being none, the meeting was adjourned at 4:55 p.m.