## **Board of Zoning Appeals Munson Township**

Minutes of July 19, 2018

Chair Dennis Pilawa called the meeting to order at 6:30pm with Don Alexander, Gabe Kezdi, Danielle Pitcock, Alternate Tim Kearns and Secretary Paula Friebertshauser present. Joe Tomaric and Alternate Jim O'Neill were absent. The Pledge of Allegiance was said.

Don Alexander moved and Gabe Kezdi seconded to approve the June 26, 2018 minutes as written. Motion carried, 3-0.

CASE 18-19: Holly Petersen 11580 Regent Park, Chardon OH - request to construct a 28' x 36' accessory building 0 feet from the north side property line and 18' in front of the principal structure. Violates SEC. 411 Minimum Dimensional Requirements - minimum side yard is 25'; SEC. 509.2 (in part) No garage or accessory structure shall be erected within the front yard of any district.

Mr. Pilawa read the variance request and violations. Zoning Inspector Jim Herringshaw was sworn in. He explained photos of the existing white building that would be removed and is on the other parcel the Petersen's own; the proposed location indicated by cones; and the drop off behind the home.

Holly Petersen was sworn in. She explained they would like to put it on the property line and in front of the home. Mr. Alexander asked if the entrance into the garage would be on the side. Mrs. Petersen said yes. When asked what it would be used for, Mrs. Petersen replied "storage". Mr. Kezdi asked if it could be seen from the road. She said it was pretty wooded. Mr. Pilawa asked if there would be electric and water. Mrs. Petersen said they would have electric, but no water.

Mr. Pilawa stated for the record that 29 affected property owners were notified in Case 18-19. There was no public comment. Mr. Alexander mentioned he was an affected property owner. No one had a problem with Mr. Alexander acting on the case.

Tim Kearns moved and Gabe Kezdi seconded that the variance requested in Case 18-19 be approved as written and discussed. Mr. Pilawa offered that every one of the factors that are significant to the Board have been met. Upon the roll call, all members voted yes, 5-0. Motion carried.

Mr. Pilawa commented that what was granted that evening was a property right.

The meeting was adjourned at 6:39pm.

Dennis Pilawa, Chair

Paula E

la Friebertshauser, Secretary

Date

9/20/18