

Board of Zoning Appeals Munson Township

Minutes of September 21, 2017

Chairman Dennis Pilawa called the meeting to order at 6:30pm with Gabe Kezdi, Joe Tomaric, Don Alexander, Alternate Tim Kearns, Zoning Inspector Jim Herringshaw, Secretary Paula Friebertshauser, and Court Reporter Kim Giel present. Danielle Pitcock was absent. Bobbie Nolan resigned from the Board in August due to relocation outside the township. The Pledge of Allegiance was said.

Tim Kearns moved and Gabe Kezdi seconded to approve the July 20, 2017 minutes as written, with a unanimous vote. Motion carried.

CASE 17-08: Eric Payne 12450 Willshire Lane, Chardon OH - requests to construct a 20' x 16' storage shed 17 ft. from the left side property line and 10 ft. from the home. Violates SEC. 411 Minimum Dimensional Requirements - minimum side yard requirement is 25 ft and SEC. 509.3 Accessory structures shall not be closer than 15 feet to the principal structure.

Mr. Pilawa read the variance request and violation. Zoning Inspector Jim Herringshaw was sworn in. He explained the photographs taken from different angles, and added that the proposed construction would be a few 100 feet from the neighbors.

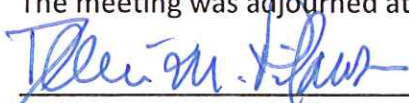
Eric Payne was sworn in. He explained he had been thinking of additional storage for things from his garage and had considered different options; however, the biggest delay was figuring out a logical place. There was no way to make any other location work because of the septic in the backyard.

Mr. Pilawa asked if the shed would be heated. Mr. Payne responded there would be no heat or water. He was unsure if they would use the same siding or try vertical siding to make it look less like a mini-house. It would blend in with the neighborhood and compliment the house. Mr. Payne added they have a small patio in the front and back of the house, but spend most their time on camp chairs in the driveway. Mr. Kezdi questioned if the next door lot was vacant. Mr. Payne responded there is a house built on the far side; it was the first on the street. He added there is a nice buffer between and is one of the reasons they purchased their lot.

Mr. Pilawa stated for the record there were 20 affected property owners notified in Case 17-08. There was no public comment.

Tim Kearns moved and Don Alexander seconded that the variance requested in Case 17-08 be approved as the Board, for years, has looked at the fact of who is here, and there is no one present. Mr. Pilawa added that historically the effect on property owners or if the variance would change the characteristics of the neighborhood has significant impact on the Board's decision. Upon the roll call, all members voted yes, 5-0. Motion carried.

The meeting was adjourned at 6:47pm.


Dennis Pilawa, Chair 12/7/17
Date


Paula Friebertshauser, Secretary 12/7/17
Date