

Board of Zoning Appeals

Munson Township

Minutes of March 17, 2016

Chair Dennis Pilawa called the meeting to order at 6:32pm with Gabe Kezdi, Danielle Pitcock, Richard Wright and Alternate Jim Herringshaw, Secretary Paula Friebertshauer and Court Reporter Kim Giel present. Bobbie Nolan and Don Alexander were absent.

Mr. Pilawa explained that the Board of Zoning Appeals is a quasi-judicial Board which acts in the role of judges. They take facts as presented and apply certain standards of law to then make a decision. A court reporter is present so that anyone wishing to speak for or against the case must be sworn in for the record. The record is made up of testimony and evidence presented. If a case goes to court, decisions are based on what is presented the evening of the hearing. Anyone not in agreement with the decision of the Board could take the case to the Court of Common Pleas within 30 days after the minutes of the meeting are approved.

CASE 16-05: Anthony LaSpina, 11451 Orchard Rd., Chardon OH - request to construct a 25' x 30' accessory building 11.56' from the south side property line. Violates SEC. 411 Minimum Dimensional Requirement - minimum side yard is 25 feet.

Zoning Inspector Tim Kearns was sworn in. He read the variance request and violation and presented photographs.

Anthony LaSpina was sworn in. He explained the accessory building would be for parking boats and storing toys, etc. He said that all the surrounding neighbors did not have a problem with the request. Mr. Wright asked how the location was determined. Mr. LaSpina said he had no other place because the septic is in the front and there are power lines. When asked if it would be an all steel building, Mr. LaSpina responded it would and there would be electric and water probably in a couple of years. When asked who would build it, Mr. LaSpina said he would; it comes as a kit and all bolts together. Mr. Wright asked if it would be heated. He replied probably in a year or two. The kit comes in 8" I-beams.

Chair Pilawa stated for the record there were 18 affected property owners notified in Case 16-05. There was no public comment.

Richard Wright moved and Danielle Pitcock seconded that in Case 16-05 for appellant Anthony LaSpina that the Board approve the request as stated. Upon the roll call, all members voted yes, 5-0. Motion carried.

Chair Pilawa asked when the project would be started. Mr. LaSpina explained he will probably start preparing the ground this weekend or next.

Danielle Pitcock moved and Gabe Kezdi seconded to approve the minutes of February 18, 2016 as written. Motion carried, 4-0.

Mr. Kezdi mentioned he would be out of town for the April hearing.

The meeting was adjourned at 6:46pm.



Dennis Pilawa, Chair
Richard Wright
5/19/16
Date



Paula Friebertshauser, Secretary
5-19-16
Date