

City of Norton
BOARD OF ZONING & BUILDING APPEALS
Tuesday, April 19, 2016

The Board of Zoning & Building Appeals convened in Council Chambers at the Safety Administration Building. Chairman Don Welch called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

PRESENT: Don Welch, Bill Helmick, Art Johnson,
Angie Wells, Nick Genis

EXCUSED: Miriam Norris (Alternate)

ALSO PRESENT: N/A

II. SWEARING IN:

Chairman Welch reviewed the procedural requirements for that night's hearing. Chairman Welch proceeded by stating that this was a quasi-judicial Board and asked that anyone wanting to speak needs to sign the attendance sheet and stand to be sworn in. Chairman Welch administered the oath to those intending to speak at the hearing.

III. PUBLIC HEARINGS:

- A. BZA - Application A2-2016
Brent and Caryn Heller - Owners
3020 Hillier Road
PPN # 4601040
[A Variance for a Garage and Living Room Addition, Garage in Front of House]**

Chairman Welch announced anyone wishing to speak at tonight's meeting should please sign in at the front podium.

Chairman Welch announced the application and stated the application was filed March 31, 2016 and letters of notification were sent via first class mail, as required, per section 6.03 of the City Charter. Chairman Welch asked the applicant to come forward and be sworn in, state his name and address for the stenographer, and present pertinent information regarding the application.

Mr. Brent Heller, 3020 Hillier Road, Norton, OH, 44203, Owner, approached the podium. He stated this family is asking the Board for approval for an addition to be added to their home which would include Living area 30'x40' and Garage area of 33'x28'. The garage would be located 38' from the right of way in lieu of the 60' required. He stated they were building the additional area for their parents to live. Board inquired about the possibility to rotate the garage to create a larger setback. The Owner indicated due to the configuration of where it is attaching to the existing kitchen that it would be a hardship. The owner agreed to locate the proposed garage 45' from right of way which would attain similar setback if they were able to

rotate the garage. The owner indicated that the materials of the proposed addition would match the existing home in color and materials.

Chairman Welch asked any Board members if they had any other questions for the applicant.

Chairman Welch asked if anyone wanted to speak for or against the application.

Mr. Duane Collins, 3025 Hillier Road, Norton, OH, 44203, approached the podium. Mr. Collins indicated that he is a neighbor and spoke in favor of the application.

Chairman Welch asked any Board members if they had any other questions.

Chairman Welch asked if anyone wanted to speak for or against the application.

Mr. James Heller, of Wadsworth, OH, approached the podium. He stated he will be residing in the proposed addition and spoke in favor of the application.

Chairman Welch asked any Board members if they had any other questions.

Chairman Welch asked if anyone wanted to speak for or against the application. No one spoke.

Chairman Welch asked for the second time if anyone wanted to speak for or against the application; no one spoke.

Chairman Welch asked for a third and final time if anyone wanted to speak for or against the application; no one spoke.

Chairman Welch closed the public portion of the meeting. **Hearing no other questions or discussion from the Board, Chairman Welch asked for a motion. Mr. Nick Genis made a motion to Approve Application with a 45' setback in lieu of originally proposed 38' setback. Mr. Bill Hemlick seconded the Motion to Approve. ROLL CALL: Ms. Wells-Yes, Mr. Welch-Yes, Mr. Helmick- Yes, Mr. Genis – Yes, Mr. Johnson - Yes. Motion passed to Approve 5-0.**

IV. OLD BUSINESS:

Chairman Welch asked if there was any old business. There was none.

V. NEW BUSINESS:

Chairman Welch asked if there was any new business. He indicated that we need to nominate the Board Chair and Vice Chair. Ms. Wells nominated Welch to continue the position. Mr. Welch nominated Ms. Wells for Vice Chair. Motion passed to Approve 5-0. There was no further new business.

VI. CONSIDERATION OF MINUTES:

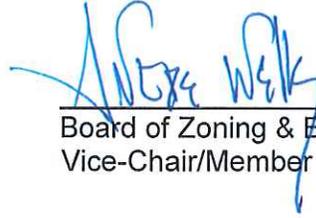
Chairman Welch asked if there were any additions or corrections to the minutes of Tuesday, September 15, 2015 or the minutes of Wednesday, February 17, 2016. **Hearing none, the Chairman called for a motion. Mr. Genis moved to approve the minutes as written, seconded by Mr. Welch. ROLL CALL: Mr. Helmick-Yes, Ms. Wells-Yes, Mr. Welch-Yes, Mr. Johnson – abstain, Mr. Genis - abstain. Motion carried 3-0 to accept the minutes as written.**

VII. ADJOURNMENT:

There being no other business before the Board, the Chairman adjourned the meeting. The Board's next scheduled meeting will be Tuesday, May 17, 2016.



Board of Zoning & Building Appeals
Chair/Vice-Chair



Board of Zoning & Building Appeals
Vice-Chair/Member

06-21-2016
Date

*** ORIGINAL SIGNED DOCUMENTS ON FILE WITH THE CLERK OF COUNCIL ***