City of Norton
BOARD OF ZONING & BUILDING APPEALS
August 16, 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: **__x__Don Welch, __x__Bill Helmick, __x__Art Johnson, __x__Angie Wells, __x__Nick Genis, ____ Miriam Norris** (Alternate)

EXCUSED: **____Don Welch, ____Bill Helmick, ____Art Johnson, ____Angie Wells, ____Nick Genis, _x___ Miriam Norris** (Alternate)

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 A4-2016
Danny and Tina Dice – Owner's
3818 N. Neitz Drive
PPN # 4602484
A Variance to build an accessary building close to rear and side lot lines.

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 8-5-16 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. Danny Dice, 3818 N. Neitz Drive, Norton, OH 44203, presented his reasons for requesting the variance which were:

That he is proposing a 12'x32' shed and has removed two sheds which were 10'x12' and 7'x10. Danny explained that he spoke to the Mayor about that project and left voicemail with zoning department and since there was no indication of any issues he started construction as was not aware that a permit was required. He indicated that he has since been issued a stop work until variance granted and building permit pulled is the reason for his presence. He indicated that he is not aware of any issues from any neighbors.

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

Mr. Gary Moore, 3828 S. Neitz, Norton, OH, 44203, approached the podium. He indicated he had no issues with proposed shed.

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

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

Ms. Wells inquired what the materials of the shed would be. Mr. Dice indicated he would be placing siding on exterior as well as lattice along the bottom and in future would be putting a fence along rear of property line.

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 A4-2016 for variances to rear and side building line as presented to construct an accessory building with the following stipulations; proper measures to be taken within a year to diminish the hardship for the neighbor to the rear by adding landscaping and/or fencing and that the construction will be completed by the end of September and will conform to all applicable building codes. Ms. Wells 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.**

B: BZA ·Application A5-2016
Dennis B. Taliecio – Owner
2979 Moyer Ave.
PPN # 4605787
A Variance to build an accessary building in front yard.

Chairman Welch announced the application and stated the application was filed 8-5-16 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. Dennis B. Taliecio, 2979 Moyer Ave, Norton, OH 44203, presented his reasons for requesting the variance which were:

That he is proposing a 24'x30' pole barn with concrete floor, siding to match the residential, with metal roof. He indicated that that due to the location of the existing utilities the only location to place the pole barn is as proposed.

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

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

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

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

Mr. Genis mentioned that the property is unique as last property on street and surrounded by woods and in a very rural location.

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. Bill Helmick made a motion to Approve Application A5-2016 for variance to build an accessory building in the front yard due to the hardship of only location available due to existing utilities and the uniqueness of property being last home on street and surrounded by woods. Mr. Art Johnson 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. There was none.

VI. CONSIDERATION OF MINUTES;

Chairman Welch asked if there were any additions or corrections to the minutes of Tuesday, June 21, 2016. **Hearing none, the Chairman called for a motion. Mr. Helmick moved to approve and accept the minutes as written and emailed, seconded by Mr. GenisArt Johnson. ROLL CALL: Mr. Helmick-Yes, Ms. Wells-Yes, Mr. Welch-Yes, Mr. Johnson – yes, Mr. Genis - yes. Motion carried 5-0 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, September 20, 2016.

Board of Zoning & Building Appeals
Chair/Vice-Chair

Board of Zoning & Building Appeals
Vice-Chair/Member

10-18-2016
Date

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