

**City of Norton**  
**BOARD OF ZONING & BUILDING APPEALS**  
**Tuesday, April 16, 2013**

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

**I. ATTENDANCE:**

**PRESENT:** Marty West, Don Welch, Angie Wells and William Courson

**EXCUSED:** Bill Helmick

**STAFF:** Russ Arters, Supt. of Building and Zoning

**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 A1-2013  
2717 Wadsworth Road/ PPN # 4608207  
Erik R. and Kimberly Bruning, Owners  
Requesting a Variance from  
N.C.O. Section 1296.03(a) – Accessory Buildings  
[To Erect an Accessory Building in the Front Yard]**

Chairman Welch asked announced 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 Tuesday, March 26, 2013 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/agent to come forward and state his name and address for the stenographer, and present pertinent information regarding the application.

Mr. Erik Bruning of 2717 Wadsworth Road, Norton, Ohio, 44203, Owner, approached the podium and stated he would like to build an accessory building at his current residence. He stated this building would be constructed on the west side yard and would protrude some into his front yard. He stated that because of this front yard issue, he is asking the Board to approve this Application.

Chairman Welch asked what would happen to the existing building? Mr. Bruning stated the current building would be eliminated and would be removed. Chairman Welch asked what the primary use of this building would be. Mr. Bruning stated it would be used for storage. Ms. Wells asked if there would be down spouts on the building. Mr. Bruning stated it would have downspouts and the water would flow with the other water on the property. Ms. Welch asked what the height would be on the building. Mr. Bruning stated the door opening would be 10 feet, the ceiling would be 12 feet and the pitch would be 16 foot. Ms. Wells asked if there would be any utilities to the building. Mr. Bruning stated at this time utilities were not needed in the building. Chairman Welch asked if this building would be used for boat storage. Mr. Bruning stated he would be storing his boat in the building. Mr Bruning also stated this accessory buildings exterior would look like his residence when completed.

Chairman Welch asked any Board members if they had any other questions; hearing none he thanked the Applicant.

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

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

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

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

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

Chairman Welch asked for a third and final time if anyone wanted to speak 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. Courson moved to approve the request for BZA Application A1-2013 to Erect an Accessory Building in the Front Yard. Mr. West seconded the Motion. ROLL CALL: Mr. Courson-Yes; Mr. West- Yes; Mr. Welch–Yes; Ms. Wells– Yes. Motion to approve the Application to erect an Accessory Building in the Front Yard was approved 4-0.**

Chairman Welch stated the Application was approved. He thanked the applicant and advised the applicant to see Mr. Arters for the proper permits.

#### **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. Mr. Arters stated another Application may be presented at the next BZA meeting. Ms. Wells asked if the City had hired a replacement yet for the Boards and Commissions Secretary that had recently retired. Mr. Arters stated that a new Secretary had been recalled and has accepted the position.

**VI. CONSIDERATION OF MINUTES;**

Chairman Welch asked if there were any additions or corrections to the minutes of March 19, 2013. **Hearing none, the Chairman asked for a motion. Mr. Courson moved to approve the minutes as written; seconded by Mr. West. ROLL CALL: Ms. Wells, Abstain; Mr. Welch, Yes; Mr. Courson, Yes; Mr. West, Yes; Mr. Helmick, Absent. Motion carried 3-0-1 to accept the March 19, 2013 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 May 21, 2013, at 6:00 PM.

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Board of Zoning & Building Appeals  
Chair/Vice-Chair

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Board of Zoning & Building Appeals  
Vice-Chair/Member

\_\_\_\_\_  
Date

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