

**City of Norton**  
**BOARD OF ZONING & BUILDING APPEALS**  
**Tuesday, April 21, 2015**

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,  
Angie Wells, Miriam Norris (Alternate)

**EXCUSED:** Marty West, Nick Genis

**ALSO PRESENT:** -

**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 A3-2015**  
**Richard E. and Deborah L. Fasig - Owners**  
**Brad Mirman - Agent**  
**Precision Siding**  
**2939 Brookfield Drive - Mt. Vernon Estates**  
**PPN # 4608540 - Sub Lot #230**  
**[A 12 Foot Variance to Rear Building Line**  
**of House for Proposed Addition]**  
**[Section: 1254.04-(c)]**

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 April 1, 2015 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 be sworn in, state his name and address for the stenographer, and present pertinent information regarding the application.

Mr. Brad Mirman, 4302 Terra Way, Agent, approached the podium. He stated this family has asked the Board for an addition to be added to their home. He stated they were asking for a larger family room and a larger laundry room. He stated the addition would be approximately 12 x 26, for the addition only. He stated the addition will be offset one foot from the house. He asked if the Board had any questions for him.

Ms. Wells asked what type of siding he would be using on the addition. Mr. Mirman stated he would be using the same vinyl siding as the house, so it would match. He stated the shingles would also be the same color. Ms. Wells asked how drainage would be taken off the property. Mr. Mirman stated they would tie into the existing footers. Ms. Wells asked if any pavement would be added beyond the addition. Mr. Mirman stated there would no additional pavement added. Ms. Norris asked how close the addition would be to the backyard property line. Mr. Mirman stated it would be approximately 35 feet to the rear lot line. Ms. Norris stated this property is in Mt. Vernon Estates, correct. Mr. Mirman stated that was correct, it is located in the Mt. Vernon allotment. Mr. Mirman stated he has been in business since 1961. He stated this addition would be professionally done and would look like the existing home.

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.

Ms. Mary Lou Jubin, 2928 Brookfield Drive, Norton, OH, 44203, approached the podium. Ms. Jubin stated she lives in Mt. Vernon next door to the Applicant. She stated the owner wanting to build the addition needs to be made aware of the restrictions in Mt. Vernon Estates. She stated the properties have already met the requirements when they were originally built. She stated the new addition would block her view to the field in back of the properties and should not be granted. She stated the addition would extend too far behind the house and would obstruct views and therefore should be denied. She stated she was also concerned with the rain water and drainage in that area with the new addition. Chairman Welch asked if the deck also extended out to the rear of the house. Ms. Jubin stated there was a small deck behind the house. She stated it had been built to the rules and regulations. Ms. Norris asked how long Ms. Jubin had been at this address. Ms. Jubin stated she had lived at this house since 2006. Ms. Norris asked if she knew when the neighbors moved in. Ms. Jubin stated since approximately 2004. Ms. Norris stated that the neighbors had lived in their home before her then. Ms. Jubin stated that was correct.

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. Frank Wrobel, 3837 Cleveland Massillon Road, Norton, OH 44203, approached the podium. He stated he owns the field behind this house. He stated he did not want to make a statement for or against this Applicant, but his property has been affected greatly by these homes and this development. He stated this property has been in his family since the late 1940's and the house addition this Applicant is requesting would impact this empty field.

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. Brad Mirman, 4302 Terra Way, Agent, approached the podium. He stated the property had 35 feet to the property line. He stated he didn't put the development in this area. He stated he just wanted to put an addition on for this homeowner. He stated the owners just want the family room extended and a laundry room added. Ms. Norris asked if the family had expanded. Mr. Mirman stated the homeowners wanted more room in the house for the grandchildren.

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. Ms. Norris moved to Deny the Application: Ms. Wells seconded the Motion to Deny. ROLL CALL: Ms. Norris-Yes, Ms. Wells-Yes, Mr. Welch-Yes, Mr. Helmick-No. Motion passed to Deny 3-1.**

**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 Wednesday, March 17, 2015. **Hearing none, the Chairman called for a motion. Mr. Helmick moved to approve the minutes as written, seconded by Ms. Wells. ROLL CALL: Mr. Helmick-Yes, Ms. Wells-Yes, Ms. Norris-Yes, Mr. Welch-Yes. Motion carried 4-0 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 19, 2015.

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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 \***