

Minutes

Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, May 4, 2016 – 7:00 PM

Board Members Present: Pan Aslanides, Chairman
Anthony ‘Tony’ Mucci, Vice Chairman
David Foss, Secretary
Bill Ehlers, Member
Gary Brahler, Member

Board Members Absent: Thomas Davis, Alternate

Zoning Inspector: Dale Riggerbach

Township Secretary: Shelby Dieffenbaugher

Purpose: (Two Cases)

Appeal #621 – Michael Shepherd of 9331 Easton St. NE, Louisville, Ohio 44641, Parcel #33-09867 is requesting a variance for an accessory building addition for storage. The existing building is 780 sq. ft., with the new addition of 780 sq. ft., the total is 1,560 sq. ft., instead of the allowed 1,280 sq. ft. in Section 602.4 of the Nimishillen Township Zoning Resolution

Appeal #622 – Jamie Sanford (Houshour) of 4086 Victory Ave. NE, Louisville, Ohio 44641, Parcel #33-07378, zoned R1, is requesting a variance for a deck to be 5’ 6” off south side property line instead of the required 8 ft. as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution

CALL HEARING TO ORDER:

Chairman Aslanides opened tonight’s hearing at 7:00 PM introduced all board members in attendance, the zoning inspector, and the township secretary. Chairman Aslanides swore in everyone in attendance by asking them to swear that the information they were about to present, either in oral or written form, is true and accurate to the best of their knowledge. The people responded by stating, “I do”.

Appeal #621 – Michael Shepherd of 9331 Easton St. NE, Louisville, Ohio 44641, Parcel #33-09867 is requesting a variance for an accessory building addition for storage. The existing building is 780 sq. ft., with the new addition of 780 sq. ft., the total is 1,560 sq. ft., instead of the allowed 1,280 sq. ft. in Section 602.4 of the Nimishillen Township Zoning Resolution

Michael Shepherd of 9331 Easton St. stepped to the podium and informed the Board that he would like to add a 26 x 30 addition to his existing garage. The addition will have the same siding and shingles. The addition will be used for storage.

Chairman Aslanides asked if the addition will be straight out the back of the existing building. Mr. Shepherd said yes.

Mr. Brahler asked if his property is around 10 acres. Mr. Shepherd said yes.

Chairman Aslanides asked if everything is going to be the same as the existing building. Mr. Shepherd said yes.

Mr. Brahler asked if the addition will have water. Mr. Shepherd said the existing building already has water.

Chairman Aslanides asked if the addition will have a restroom. Mr. Shepherd said yes the existing building already has a restroom. It was included when it was built.

Chairman Aslanides asked if he plans on having anyone living in the building. Mr. Shepherd said no, he has a bar and TV in the existing building to watch sports.

Mr. Ehlers asked if there will be a walk through or if the entire wall will be coming down & if there will be a garage door on the back of the addition. Mr. Shepherd said there will be a walk through and yes there will be a garage door.

Chairman Aslanides asked if anyone in attendance to speak for the variance.

Brian Briggs of 9369 Easton St. stepped to the podium and informed the Board that he is for the addition and has no issues.

Chairman Aslanides asked if anyone in attendance to speak against the variance.

Chairman Aslanides asked Dale Rigggenbach if there were any calls. Mr. Rigggenbach said no calls were received.

Motion for a Ballot Vote: With no other questions and/or discussion, Chairman Aslanides asked for a motion for a ballot vote to approve or disapprove Appeal #621.

GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #621 MICHAEL SHEPHERD SECONDED BY DAVID FOSS. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	David Foss	-- Approve
	Gary Brahler	-- Approve
	Bill Ehlers	-- Approve
	Tony Mucci	-- Approve
	Pan Aslanides	-- Approve

Chairman Aslanides said **the request for Appeal #621** was **APPROVED** and advised Mr. Shepherd to contact Dale during regular office hours (11:30 a.m. to 3:30 p.m. Monday thru Friday) to make arrangements to get whatever paperwork/permits are needed.

Appeal #622 – Jamie Sanford (Houshour) of 4086 Victory Ave. NE, Louisville, Ohio 44641, Parcel #33-07378, zoned R1, is requesting a variance for a deck to be 5’ 6” off south side property line instead of the required 8 ft. as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution

Jamie Sanford of 4086 Victory stepped to the podium and informed the Board that they would like to have a deck on the side of their house. The home has no door on the back; it is located on the side, which leads to the kitchen. There is a cement slab located where the deck would be built and the steps leading to the slab need replaced. The deck would be used for grilling out, family time, and would like it to be big enough for a table and chairs. The length would be the length of the house, which is 24 ft. And the width would be 10 ft.

Mr. Brahler asked if where the cement slab is now, is it close to the property line. Mrs. Sanford said not exactly, the slab is about a foot or so off the property line. Some discussion followed.

Mr. Brahler asked if the deck would be the same width as the cement slab. Mrs. Sanford said no.

Chairman Aslanides asked if the deck will be on top of most of the cement. Mrs. Sanford said there are 4 cement slabs. They would like to take the 2 slabs that are closest to the house and move them in line with the other 2 slabs. This area would be for the deck.

Mr. Ehlers asked if the 2 slabs being moved would be even with the property line. Mrs. Sanford said no they would be even with the other 2 slabs.

Chairman Aslanides asked if anyone in attendance to speak for the variance.

Chairman Aslanides read 2 letters that were received. The first was from Ada Hunter of 4051 Victory Ave. Ms Hunter had no issue with the deck or the setback from the property line. The second was from Terry Stimmel of 4074 Victory Ave. Mr. Stimmel asked if they could go any closer to the property line if they added on to the deck later on. He was told no, not without another variance. If they would stay the same distance off the line, they will still need a permit from the township and SC Building Dept. Mr. Stimmel said he is okay with the proposed variance and will be unable to make the hearing due to work.

Chairman Aslanides asked Dale Rigggenbach if there were any other letters. Mr. Rigggenbach said no and no other phone calls.

Motion for a Ballot Vote: With no other questions and/or discussion, Chairman Aslanides asked for a motion for a ballot vote to approve or disapprove Appeal #622.

GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #622 JAMIE SANFORD SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	David Foss	--	Approve
	Gary Brahler	--	Approve
	Bill Ehlers	--	Approve
	Tony Mucci	--	Approve
	Pan Aslanides	--	Approve

Chairman Aslanides said **the request for Appeal #622** was **APPROVED** and advised Ms. Sanford to contact Dale during regular office hours (11:30 a.m. to 3:30 p.m. Monday thru Friday) to make arrangements to get whatever paperwork/permits are needed.

The Board held a discussion regarding the restroom in the existing building for 9331 Easton.

Old Business: Chairman Aslanides asked Mr. Rigggenbach about the tabled variance. Mr. Rigggenbach said there was not enough time to contact the owner. These 2 variances came in rather quickly.

New Business: Chairman Aslanides asked Mr. Rigggenbach if there is anything for next month. Mr. Rigggenbach said not at this time.

Approval of Minutes:

BILL EHLERS MOTIONED TO APPROVE THE MINUTES FOR APRIL 6, 2016 AS WRITTEN SECONDED BY GARY BRAHLER. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting: David Foss -- Approve
 Gary Brahler -- Approve
 Bill Ehlers -- Approve
 Tony Mucci -- Approve
 Pan Aslanides -- Approve

Adjournment:

GARY BRAHLER MOTIONED TO ADJOURN AT 7:20 PM SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting: David Foss -- Approve
 Gray Brahler -- Approve
 Bill Ehlers -- Approve
 Tony Mucci -- Approve
 Pan Aslanides -- Approve

Pan Aslanides, Chairman
Nimishillen Township Board of Appeals

Tony Mucci, Vice Chairman
Nimishillen Township Board of Appeals

/sd