

# Minutes

## Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, March 1, 2017 – 7:00 PM

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

**Board Members Absent:** Tom Davis, Alternate

**Zoning Inspector:** Dale Riggerbach

**Township Secretary:** Shelby Dieffenbaugher

### **Purpose: (One Case)**

**APPEAL #0656** – Charles Dazey of 6654 Ravenna Ave. NE, Louisville, Ohio 44641, Parcel #33-06261, zoned R1, Single Family Residential, is requesting a variance for an Accessory building, storage of miscellaneous vehicles to be 20 ft. high instead of the allowed 17 ft. high and 2,136 sq. ft. instead of the allowed 1,280 sq. 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, & the township secretary.

### **ORGANIZATION OF THE BOARD OF ZONING APPEALS:**

#### ***Election of Officers:***

BILL EHLERS MOTIONED TO APPOINT TONY MUCCI AS CHAIRMAN, DAVID FOSS AS VICE-CHAIRMAN, AND GARY BRAHLER AS SECRETARY FOR 2017 SECONDED BY GARY BRAHLER. With no further discussion, nominations were closed. **MOTION CARRIED**

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

Bill Ehlers wanted to congratulate and thank Pan for a job well done as Chairman for the last 2 years.

Newly appointed Chairman Mucci 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 #0656** – Charles Dazey of 6654 Ravenna Ave. NE, Louisville, Ohio 44641, Parcel #33-06261, zoned R1, Single Family Residential, is requesting a variance for an Accessory building, storage of miscellaneous vehicles to be 20 ft. high instead of the allowed 17 ft. high and 2,136 sq. ft. instead of the allowed 1,280 sq. ft. as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

**Charles Dazey of 6654 Ravenna Ave.** stepped to the podium to inform the Board he would like to build a building for his camper and truck that pulls that pulls it. He has been storing it outside with a cover on it and every 2 years he has to replace the cover. Mr. Dazey explains to the Board that he has a little over 4 acres off of SR 44. The building will be 98 ft. to the North property line, 272 ft. east of the property line, and 126 ft. to the south property line.

Chairman Mucci asked Mr. Dazey if there is going to be a walk way attached to the other building. Mr. Dazey said yes, there will be an attached covered walk way to the other building.

Gary Braehler asked Mr. Dazey if he has approximately 4 acres. Mr. Dazey stated yes, and the back 2 acres or so is woods.

Pan Aslanides asked Mr. Dazey what he stores in the other building. Mr. Dazey stated that the other building was there when he bought the property and needed work. He replaced the roof, boards, added a French drain, & new garage door. He stores his antique car and other things.

Discussion was held regarding the removal of dirt on the property for the new building.

Chairman Mucci asked Zoning Inspector Dale Riggenbach if the walk way between the 2 buildings needs to be included in the square footage. Mr. Riggenbach stated yes it should, and Mr. Dazey did it that way so he could be less than 15 ft. away from the other building. Discussion followed.

Chairman Mucci asked if anyone in attendance would like to speak for the variance.

**Eugene Frank of 7420 Easton St.** stepped to the podium to inform the Board that when he received the letter he thought of something his father use to say, that when you are done with your car, truck, or equipment, you put it in the garage. Mr. Frank would rather see a building than the stuff sit out. Mr. Frank informed the Board to let him build.

**Wesley Truitt of 6552 Ravenna Ave.** stepped to the podium to inform the Board that he thinks the building will blend in well in the neighborhood and he would rather see the equipment inside than outside.

Chairman Mucci asked if anyone in attendance would like to speak against the variance.

Gary Braehler asked Zoning Inspector Dale Riggenbach if he had received any phone calls. Mr. Riggenbach stated there were no calls for or against the variance.

**Motion for a Ballot Vote:** With no other questions and/or discussion, Chairman Mucci asked for a motion for a ballot vote to approve or disapprove Appeal #0656.

*DAVE FOSS MOTIONED FOR A BALLOT VOTE FOR APPEAL #0656 SECONDED BY PAN ASLANIDES. The Board responded by saying 'I'. **MOTION CARRIED.***

Roll call voting: David Foss -- Approve

Gary Brahler	--	Approve
Bill Ehlers	--	Approve
Pan Aslanides	--	Approve
Tony Mucci	--	Approve

Chairman Mucci said **the request for Appeal #0656** was **APPROVED** and advised Mr. Dazey 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.

**Old Business:**

Zoning Inspector Dale Riggensbach gave an update to the Board regarding the case on Bentler Ave.

**New Business:**

The Board held a discussion about the recent Board of Zoning Commission work session that was held regarding the changes to the Zoning Book.

**Approval of Minutes:**

*BILL EHLERS MOTIONED TO APPROVE THE MINUTES FOR FEBRUARY 1, 2017 AS WRITTEN SECONDED BY GARY BRAHLER. The Board responded by saying ‘I’. MOTION CARRIED.*

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

The Board held a discussion about the last time the Zoning Maps were printed, which was in January 2009.

**Adjournment:**

*GARY BRAHLER MOTIONED TO ADJOURN AT 7:26 PM SECONDED BY PAN ASLANIDES. The Board responded by saying ‘I’. MOTION CARRIED.*

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

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Anthony “Tony” Mucci, Chairman  
Nimishillen Township Board of Appeals

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Gray Brahler, Secretary  
Nimishillen Township Board of Appeals

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*Zoning Board of Appeals Minutes: 2017 – March 1; One Case; Accessory Building @ 6654 Ravenna Ave.*