



# CITY OF CONNEAUT

## HOUSING/ZONING OFFICE

City Hall Building  
294 Main Street  
Conneaut, OH 44030

Janet Brown, Manager  
Melanie Shubitowski, Inspector  
Gene Requa, Inspector

**Telephone**  
(440) 593-7406

**Fax**  
(440) 593-6908

**Email**  
[Conneauthz3@conneautoh.org](mailto:Conneauthz3@conneautoh.org)

## Zoning Board of Appeals

### REGULAR MEETING AGENDA

September 17, 2019

5:30 P.M.

#### PLEDGE OF ALLEGIANCE

Roll Call: Mr. Arcaro \_\_\_\_ Mr. McKenna \_\_\_\_ Mr. Naylor \_\_\_\_ Mrs. Gates \_\_\_\_  
Mrs. Sherman \_\_\_\_

Approval of July 16, 2019 Meeting Minutes

Motion to Approve: \_\_\_\_\_

Second Motion \_\_\_\_\_

Approval of August 20, 2019 Meeting Minutes

Motion to Approve: \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Mr. Arcaro \_\_\_\_ Mrs. Sherman \_\_\_\_ Mrs. Gates \_\_\_\_

Mr. Naylor \_\_\_\_ Mr. McKenna \_\_\_\_

**Old Business: None**

**New Business**

**Case # 14-2019-** Stacey Shellhammer, of 227 Woodland Ave., Conneaut, OH 44030, P/N 12-334-00-069-00 is seeking a 9' 3" variance on the west side for distance to existing structures, and 2' 9 1/2 " variance for the distance to the east parcel line. The property is located in a R-3 Urban Residential District. Accessory structures in residential areas require 10' from any existing structures, and 5' from a side or rear parcel line as defined in Section 1133.01 (m).

**1133.01**

(m) Accessory Structures in Residential Districts. No accessory structure(s) shall be erected in any required yard other than a rear or side yard, nor shall it occupy more than thirty percent (30%) of a required rear yard. A detached accessory structure may be located in the side yard setback except a side yard that abuts a street. Accessory structures shall not exceed fifteen (15) feet in height, unless a greater height is permitted by the Zoning Board of Appeals and shall be distant at least five (5) feet from all lot lines of adjoining lots which are in any residential district and ten (10) feet from any other structure on the same lot. On a corner lot in any residential district, an accessory structure shall be a distance from the side street lot line not less than the required front set back line.

Sheds may be located within one (1) foot of a property line if movable. Dog pens shall be located five (5) feet from a property line and the owner of the animal shall cleanup the feces from the animal so that it does not become a nuisance to the adjoining property owners.

Motion to approve \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

Motion to Deny \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

**Case # 15-2019** Jon and Sarah Pizzi of 425 South Amboy Rd, Conneaut, OH 44030, P/N 12-345-00-001-00 are seeking a 3' height variance to install a 40' x 60' x 18' pole barn on the north side of their property. The property lies in a B2 Highway and Community Business District. Accessory structures in residential areas cannot exceed 15' in height as defined in Section 1133.01 (m).

Motion to approve \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

Motion to Deny \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

**Case # 16-2019** – Sean McVoy of 925 Broad St., Conneaut, OH 44030, P/N 12-205-00-156-00 is seeking a 10’ 5” height variance to install a 34’ x 26’ x 25’ 5” two-car garage in the rear of their property. Accessory structures in residential areas cannot exceed 15’ in height as defined in Section 1133.01 (m).

Motion to approve \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

Motion to Deny \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

**Case #17-2019** – Eric Newhart of 513 Sandusky St., Conneaut, OH 44030, P/N 12-213-00-015-00 is seeking a 3’ height variance and a 2% variance for required rear yard to erect a 36’ x 40’ x 18’ pole barn in the rear of his home which is located in an R-4 Urban Residential District. Accessory structures in residential areas cannot exceed 15’ in height or occupy more than 30% of a required rear yard as defined in Section 1133.01 (m).

Motion to approve \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

Motion to Deny \_\_\_\_\_

Second Motion \_\_\_\_\_

Roll Call: Dawn Gates \_\_\_\_\_ Rich McKenna \_\_\_\_\_ Patrick Arcaro \_\_\_\_\_  
Dolly Sherman \_\_\_\_\_ Rick Naylor \_\_\_\_\_

**Audience comments:**

**Motion to adjourn** \_\_\_\_\_

**Second Motion** \_\_\_\_\_

**Time:** \_\_\_\_\_

**Roll:** Mr. Arcaro \_\_\_\_\_ Mrs. Sherman \_\_\_\_\_ Mrs. Gates \_\_\_\_\_ Mr. McKenna \_\_\_\_\_  
Mr. Naylor \_\_\_\_\_