

## **ZBA Meeting Minutes**

### **May 11, 2017**

The May 2017 meeting of the ZBA was held on Thursday, May 11, 2017 beginning at 5:30 pm., Pledge of allegiance was recited, and Acting Chairman Mrs. Dolly Sherman asked all audience members who were speaking to please stand to swear them all in. Mrs. Dolly Sherman asked for roll call. Present were Mrs. Gates, Mr. Naylor and Mr. McKenna, Mrs. Sherman, Mr. Arcaro, Chairman was absent.

**Correction: Mr. Arcaro was excused from the meeting by Mrs. Dolly Sherman**

Mrs. Sherman entertained a motion to approve April 13, 2017 meeting minutes: Ms. Gates motioned to approve and Mr. Naylor second the motion – roll called all present motion carries.

No Old Business

Ms. Melanie Shubitowski introduced the first case as a representative of the City

- I. Case # 08-2017 – Mr. Nikos Burlingham of 397 Dorman Rd., Conneaut, OH is seeking a variance to add a roof over his backyard patio. This is non-conforming because the home does not meet the front yard setback of 30' (feet). Currently the home sits 9' (feet) from the front of Dorman Rd., and 14.5" (Inches) from the front of Woodland Rd. This home is on a corner lot and has two (2) front yard setback requirements. First variance (Dorman Rd.) seeking 21' (feet) front yard setback and second variance (Woodland Rd) seeking 15.5' (feet) front yard setback. This home is located in an R-3 Urban District. On behalf of the Zoning Office, we accept this variance.  
Mrs. Sherman asked if they are enclosing the patio? - Mrs. Burlingham replied No – we have a cemented patio and we just want to use it as a back porch. Mr. Naylor asked if they are only covering the patio? – Mrs. Burlingham replied – Yes. Mr. Naylor asked if she was prepared to get all the permits needed if the variances are approved? Mrs. Burlingham replied – Yes, Ruben Schwartz is taking care of the inspections and permit process. Mrs. Sherman asked if there were any other questions? The board did not have any other questions. Mrs. Gates did have one more question and asked: When you purchased your home were you aware of the Zoning Codes and District you were in – and of all the rules and regulations? Mrs. Burlingham replied: No, this is the first home we have purchased because we have been bouncing around a lot with the Military. This is actually my husband's childhood home. Mrs. Sherman asked if there were any other questions for Mrs. Burlingham? No more questions. Mrs. Sherman asked if anyone would make a motion? Mr. McKenna made motion and Mr. Naylor second the motion. Roll called – all present motion carries.

- II. Case # 09-2017 - James & Susan Kananen of 963 Wrights Ave., Conneaut, OH are seeking a variance to build a 3-car garage (30 X 36). The home is currently sitting on two (2) parcels and will need to be combined to one (1) parcel before a variance is approved. Front yard setback is 25' (feet) – plans show NW corner to be 16' (feet) from the property line. Front yard variance of (9' feet) facing Pearl St. Construction height at peak of roof is 16' feet 7" inches with a 5/12 pitch, requiring a 1' foot 7" inch variance. Side yard requirement for permanent accessory structure is 5' feet from all property lines- the garage will be 3' feet from the property line on the west side requiring a 2' feet variance. Permanent accessory structure requires a distance of 10' feet from any existing structures. The plan shows the garage to be six (6') feet from the back porch of the home requiring a 4' feet variance. Section 1133.01 (m). Ms. Shubitowski- It is the opinion of our office that the variance should be granted – the Kananen's had demolished an existing garage to replace with a new garage – at that time it was discovered that it was sitting on two (2) different parcels. Mrs. Sherman asked Mr. Kananen if the parcels have been combined? Mr. Kananen replied yes – that is done. The garage is actually a 30 X 32 and for the record he will need two (2) feet from the west side of property, four (4) feet from the existing back porch, one (1) foot seven (7) inches for the height variance and a nine (9) feet front yard variance facing Pearl St. Mr. Naylor made motion to grant the variances and Mrs. Gates second the motion. Roll called – all present motion carries.
- III. Case # 10-2017- Lawrence & Kim Tavone of 1029 Lincoln Dr., Conneaut, OH are seeking a front & side yard setback to add a 20 X 17 attached carport to their existing garage. Seeking 20' (feet) for front yard – 3' (feet 8" (inches west side yard and 7' (feet) 4" inches east side yard variances. This home is located in an R-2 Urban District. Section No 1117.02. Our zoning office did receive to letters – one in favor and one opposed. Mr. Tavone approached board with pictures. Mrs. Sherman asked if they are planning on enclosing? Mr. Tavone replied No – it is just a carport. Mrs. Sherman asked if it would be going beyond the 6' (foot) fence? Mr. Tavone replied – no, it will not. Mr. McKenna asked is there a reason a neighbor opposed? Mrs. Sherman called up the neighbor – did not say there name – just that she lives on the east side of the Tavones and has lived in her home for 24 years. She cannot remember what year he came over with a piece of paper asking them to approve a carport – but they did. Eventually it was
- IV. enclosed and became a garage. It sticks out farther than our house. He came over a second time asking them to approve a patio room, they did, and it is very close the fence. Now we get a letter from the Zoning office and we did not know anything about it – dimensions or where it was going to go. They have concerns that if Mr. Tavone encloses the new carport and it goes out farther than the fence it will impair their vision to the west. The neighbor asked how high the carport is. Mrs. Sherman replied it would be 6' (feet) high – no higher than the fence. Mr. Tavone listened to his neighbors

concern and stated he will sign a paper that he will not enclose the new carport he is building. The board let Mr. Tavone know they will deliberate after the meeting and let him know their decision if he would like to wait out in the hall.

- V. Case # 11-2017 – Rex Georgia of 417 Dorman Rd., Conneaut, OH is building a 32' W X 50' L X 19.2" H pole barn. The height exceeds the maximum requirement of 15' (feet). Seeking a height variance of 4' (feet) 2" (inches). This home is located in an R-3 Urban Residential District. Section 1133.01 (m) Mr. Naylor asked about the property line to the south – how far from the stake is your neighbor's property line? Mr. Georgia replied – about 10 (feet). Mrs. Dolly Sherman said we would need to approve a side yard variance as well. Ms. Shubitowski reminded the board he only needs five (5') feet from the property line and he will not need a side yard variance. The board reminded Mr. Georgia that if he were using this pole barn for storage he would need a permit from the County as well. Mr. Mckenna made a motion to grant the height variance and Ms. Gates second the motion. Roll was called – all present, motion carries.

Ms. Gates made motion to adjourn into executive session to discuss 1029 Lincoln Dr. and Mr. Naylor second the motion. Time: 6:20 p.m.

Time: 6:30 p.m. – Meeting back in session - Mr. Naylor made motion to grant variance at 1029 Lincoln Drive with a condition of non-enclosure of the carport. Mrs. Sherman second the motion. Roll called – all present. Motion Carries.

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Dolly Sherman, Acting Chairman

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Melanie Shubitowski, Clerk