

ZBA Meeting Minutes September 14, 2017

The 2017 ZBA meeting was held on Thursday, September 14, 2017 beginning at 5:30 pm., Pledge of allegiance was recited, Mr. Naylor, acting Chairman asked all audience members who were speaking to make sure they were signed in. Mr. Naylor asked for roll call. Present were Mr. Naylor, Mr. McKenna, Mrs. Gates absent. Mrs. Gates made motion to excuse Mr. Arcaro and Mrs. Sherman. Mr. McKenna second the motion. All approved – motion carries.

Mr. Naylor explained because there was not a full quorum, meeting minutes from August 2017 were tabled until the next meeting for approval.

Old Business: Case # 16-2017 – Closed – Mr. Bidwell planted hedges in the place of original fence that he was asking for a variance.

Case # 19-2017 – Mr. & Mrs. Carson Robson of 147 Welton Rd., Conneaut, OH – Parcel ID # 12-312-00-104-00 are seeking a 5’ foot west side yard variance to build an unattached 24’ X 28’ garage. Located in an R-3 Urban Residential District. (1133.01)(m)

Mrs. Gates asked if the neighborhood letters went out and/or did we receive any replies. Mrs. Shubitowski replied yes they were sent out and we did not hear anything back. Mr. Naylor thanked the Robson’s for supplying the board with a dimension sketch. The board did not have any questions or concerns with the garage. Mr. Naylor entertained a motion to approve. Mr. McKenna made motion to grant a 5’ foot west side yard variance and Mrs. Gates second the motion. Roll was called. Motion approved.

Case # 20-2017- Mr. & Mrs. Nicholas Iarocci of 856 Millard St., Conneaut, OH – Parcel ID # 12-229-00-214-00 are seeking an 8’ foot front yard variance facing Lake Rd. and an 8’ foot front yard variance facing Millard to build a new home, shed and fence. Frontage setback is 50’ feet, and a 5’ foot variance on each side for side yard setback to build a new home and demolish existing home. R-5 Coastal Residential District. (1117.05)

The builder was representing Mr. & Mrs. Iarocci and Mr. Naylor asked if they brought drawings. Ms. Shubitowski explained the variances and Mr. Naylor asked to see the drawings. Corrections made after seeing the drawings; Requesting a 12’ 8” variance for the front yard setback off of Lake Rd., and a 5’ 4” variance off of Millard, and 5” foot variance on each side yard setback. Ms. Shubitowski asked about the the shed and the

fence that was on the structure application and made them aware they need separate applications/permits for both. The builder said he understood. Board asked if neighborhood letters went out – Ms. Shubitowski replied yes and we did not hear anything back from the neighbors. Mr. Naylor entertained a motion to approve. Mr. McKenna made motion to grant the 12’8” front yard variance (Lake Rd), and a 5’4” front yard variance (Millard Ave) and 5’ foot variance on each side yard setback. Mrs. Gates second the motion. Roll was called. Motion approved.

Case # 21-2017 – Mr. Lawrence Gasch of 727 Lake Erie St., Conneaut, OH – Parcel ID # 12-229-00-035-00 is seeking a rear setback to build an addition onto the back of his home. Mr. Gasch is working on getting a survey and will need to have it in our office no later than September 8, 2017 to be heard at the meeting. R-2 Urban Residential District.

Mr. Gasch supplied the survey and is requesting a 17’8” variance for rear NW corner to build an addition onto the back of his home. One neighbor replied in writing from Mr. & Mrs. Timothy Baldwin and they were ok with the addition. Mr. Naylor asked if anyone on the board had questions or concerns. The board had no questions. Mr. Naylor entertained a motion to approve. Mr. McKenna made motion to grant a 17’8” rear setback variance on the NW corner of the existing home to build an addition. Mrs. Gates second the motion. Roll called. Motion approved.

Mrs. Gates mad motion to adjourn the meeting and Mr. McKenna second the motion. Meeting adjourned @ 5:58 p.m.

Mr. Rick Naylor, Acting Chair

Melanie Shubitowski, Clerk