

Minutes

Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, April 6, 2016 – 7:00 PM

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

Zoning Inspector: Dale Riggerbach

Township Secretary: Shelby Dieffenbaugher

Purpose: (Two Cases)

Appeal #619 – Sam Knappenberger of 3633 Meese Rd. NE Louisville, Ohio 44641, Parcel #33-01445, zoned R-1 Single Family Residential, is requesting a variance for a garage addition to be 9 feet off the north property line instead of the required 10 feet as permitted in Section 702.3 Side Yard Width of the Nimishillen Township Zoning Resolution

Appeal #620 – Joshua Elder of 3671 Maplegrove Ave. NE, Louisville, Ohio 44641, Parcel #33-07997, zoned R1 Single Family Residential is requesting a variance for an accessory building to replace bank barn. Storage of camper, miscellaneous equipment, to be 23 feet high, instead of the allowed 17 feet, 2,240 sq. feet, to be corrected to 2,720 sq. feet, instead of the allowed 1,280 sq. feet 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 #619 – Sam Knappenberger of 3633 Meese Rd. NE Louisville, Ohio 44641, Parcel #33-01445, zoned R-1 Single Family Residential, is requesting a variance for a garage addition to be 9 feet off the north property line instead of the required 10 feet as permitted in Section 702.3 Side Yard Width of the Nimishillen Township Zoning Resolution

Secretary David Foss informed Chairman Aslanides that he would like to recuse himself from this case due to conflict of interest since he is a neighbor of the applicant. Alternate Tom Davis took Mr. Foss’s place for this case.

Sam Knappenberger of 3633 Meese Rd. stepped to the podium and informed the Board that he would like to build a 24 x 30 garage addition.

Chairman Aslanides asked why the garage couldn’t be built smaller to fit the zoning resolution. Mr. Knappenberger said that the addition could be moved forward but then it would be farther out from the house. If the variance is denied, that’s what he would do.

Mr. Brahler asked how many feet the addition will be from the property line because it’s angled. Mr. Knappenberger said that it is 9 feet from the back corner.

Chairman Aslanides asked if it tapers at 14 feet. Mr. Knappenberger said yes.

Mr. Davis asked if the neighboring property has a building on it. Mr. Knappenberger stated that the neighboring property is the right of way to the acres behind it.

Mr. Mucci asked if this addition is just for more space. Mr. Knappenberger said yes.

Mr. Ehlers asked if the addition will have concrete floors, siding and a shingled roof. Mr. Knappenberger said that the addition will have concrete floors and siding, which will be replaced on the house to match the addition, and a shingled roof.

Mr. Riggenbach stated no calls for or against other than Board Member David Foss's wife Carolyn. She called wanting information on the variance.

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

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 #619.

GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #619 SAM KNAPPENBERGER SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	Bill Ehlers	-- Approve
	Tom Davis	-- Approve
	Gary Brahler	-- Approve
	Tony Mucci	-- Approve
	Pan Aslanides	-- Approve

Chairman Aslanides said **the request for Appeal #619** was **APPROVED** and advised Mr. Knappenberger 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 #620 – Joshua Elder of 3671 Maplegrove Ave. NE, Louisville, Ohio 44641, Parcel #33-07997, zoned R1 Single Family Residential is requesting a variance for an accessory building to replace bank barn. Storage of camper, miscellaneous equipment, to be 23 feet high, instead of the allowed 17 feet, 2,240 sq. feet, to be corrected to 2,720 sq. feet, instead of the allowed 1,280 sq. feet as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

Mr. Riggenbach informed the Board that at the prior meeting on March 2, 2016, the covered porch was missed on the drawings. A covered porch must be included in the square footage.

Mr. Brahler asked if the building will be an additional 480 square feet. Mr. Riggenbach stated yes and he could enclose the porch in the future if he wants to.

Chairman Aslanides asked if everything else is the same only the square footage has changed. Mr. Riggenbach said yes. Letters were sent to the Board and neighbors about what had occurred. Discussion followed.

Mr. Riggenbach informed the Board that no phone calls were received for or against.

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

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 #620.

BILL EHLERS MOTIONED FOR A BALLOT VOTE FOR APPEAL #620 JOSHUA ELDER 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

Chairman Aslanides said **the request for Appeal #620** was **APPROVED** and advised Mr. Elder 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: Chairman Aslanides asked Mr. Riggerbach about the tabled variance. Mr. Riggerbach has not heard from the owner.

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

Approval of Minutes:

GARY BRAHLER MOTIONED TO APPROVE THE MINUTES FOR MARCH 2, 2016 AS WRITTEN SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	David Foss	--	NO VOTE
	Gary Brahler	--	Approve
	Bill Ehlers	--	Approve
	Pan Aslanides	--	Approve
	Tony Mucci	--	Approve

Adjournment:

DAVID FOSS MOTIONED TO ADJOURN AT 7:14 PM SECONDED BY GARY BRAHLER. The Board responded by saying 'I'. MOTION CARRIED.

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

Pan Aslanides, Chairman

Tony Mucci, Vice Chairman

Nimishillen Township Board of Appeals

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/sd

Zoning Board of Appeals Minutes: 2016, April 6 – BZA Minutes- Two Cases: Garage Addition @ 3633 Meese & Accessory Bldg @ 3671 Maplegrove