

Minutes of the Zoning Board of Appeals Meeting of December 17, 2015 - 6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
Craig Farkas
Wally Parker
Dean Bredenbeck

ABSENT: Earl Bloam

ALSO PRESENT: David Kulcsar, Building Commissioner
Barbara Stanton, Secretary

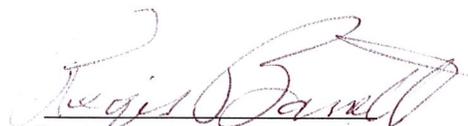
Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present: Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck. Absent: Earl Bloam.

A motion was made by Dean Bredenbeck, second by Wally Parker to approve the minutes from September 17, 2015. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: A request from Shawn McGrath for a 96 square foot variance to the maximum size for an accessory structure to construct a 240 square foot shed located at 10401 Biddulph Road P.P. #433-02-015. I went to the property and there is enough room to place the shed. Dean Bredenbeck: What type of foundation will you place the shed on? Shawn McGrath: Pour a concrete footer base. Dean Bredenbeck: The land slopes in the area where you will be placing the shed. Shawn McGrath: I will be leveling off the area. There is a drain behind the shed as well. There was discussion regarding a tree in the area of the shed which shouldn't cause any problems. Dean Bredenbeck: Will you be running power to the shed. Mr. McGrath: No. Dean Bredenbeck: Have there been any comments from the neighbors? Commissioner Kulcsar: There has been a past history of vehicles that are not permitted by zoning on the property. I had many discussions with Mr. McGrath regarding the vehicles. Lately that has been taken care of. Building Department has no objections to the structure provided that the equipment is placed out of view of the right of way at the corner. There is no objection to the plan that is being proposed. This will be constructed with the rules of the residential code of Ohio because it is over 200 square feet. Construction drawings will apply to this project. It will need to be built such as a garage per the building code. After further discussion a motion was made by Dean Bredenbeck, second by Wally Parker to approve the request from Shawn McGrath for a 96 square foot variance to the maximum size for an accessory structure to construct a 240 square foot shed located at 10401 Biddulph Road. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck.**

A motion was made by Regis Barrett, second by Dean Bredenbeck to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck.**


Barbara Stanton, Secretary


Regis Barrett, Chairman