

PUBLIC HEARING  
**BOARD OF ZONING APPEALS**  
August 23, 2007

The Austintown Township Board of Zoning Appeals held a public hearing on Thursday, August 23, 2007, at the Township Building, 82 Ohltown Road, Austintown, Ohio, for consideration of Appeal Case No. 07-09-A.

The following Board members were in attendance:

Robert Satterlee – Chairman  
Thomas Stellers  
Joseph Koch  
Dawn Owens  
William Glaros

The public hearing was opened at 7 P.M. by Chairman Satterlee. All testimony in the following case given under oath or affirmation. Court Reporter in attendance, complete transcript taken of the hearing.

Motion by Mr. Glaros to **APPROVE** the minutes of the June 28, 2007 meeting. Seconded by Mr. Stellers. Roll call vote: Mr. Stellers – YES; Mr. Koch – YES; Mrs. Owens – YES; Mr. Glaros – YES; Mr. Satterlee – YES.

07-09-A - Diane Kowalik, 6677 Vernet Avenue, Austintown, Ohio, 44515, appeals from the decision of the Austintown Township Zoning Inspector and requests a variance from the terms of Article VI-Residence R-1 District, Section 604-Private Garages and Other Outbuildings, of the Austintown Township Zoning Ordinance, as amended through May 24, 2007, to allow the construction of a 30' x 60' detached private garage, exceeding a maximum area of six hundred seventy-two (672) square feet, in the rear yard on property at the same address. Said property, being further described as Lot No. 3, Donald Wilcox Plat No. 1, is located on the south side of Vernet Avenue, approximately 500 feet east of the Vernet Avenue-North Turner Road intersection, has a frontage of 153.75 feet, a depth of 294.87 feet; and is zoned as a Residence R-1 District.

Chairman Satterlee stated the mailing list of those property owners notified for Case No. 07-09-A would be incorporated into the case record.

Clerk Kurilla read the following letter dated July 16, 2007 filed with the application for variance into the case record:

MINUTES - Board of Zoning Appeals - August 23, 2007

I am requesting a variance on Wilcox Plat No. 3 which is a 1.2 acre partially wooded lot. The variance requested is for a 30' x 60' garage with vinyl siding matching the existing house, cement floor and two vinyl garage doors which shall be used for storage of personal vehicles, a company van and recreational vehicle. . . .

I certify the above information as true and complete to the best of my knowledge.

/s/ Diane Kowalik

Clerk Kurilla identified for the record a Site Plan diagram submitted with the letter of request.

Scott Jessop, 6677 Vernet Avenue, husband of Diane Kowalik, reiterated that the reason for requesting a garage of this size was to shelter a recreational vehicle, a business van, and personal vehicle. Jessop submitted a set of blueprints of the proposed garage for the Board's review.

Board members and Appellant review details of blueprints.

Mr. Koch asked Mr. Jessop if he owned the subject property. Jessop stated he also owns the subject property. Diane Kowalik testified that she and Mr. Jessop were recently married, so the property ownership record does not reflect that fact yet.

Chairman Satterlee asked the Appellant what all he would be storing inside the proposed garage. Jessop answered a 30 foot recreational trailer, a work van, and a personal car. The recreational trailer and truck measure 56 feet in length, just fitting in the 60 foot long garage.

Chairman Satterlee asked the Appellant to confirm the side and rear yard setback measurements depicted on the blueprint exhibit. Jessop responded that the proposed garage will be setback eleven (11) feet from the side yard property line; and thirty-eight (38) feet from the rear yard property line.

Mr. Stellers asked the Appellant why he elected to place the proposed garage on the east side of the property, instead of the west side to take advantage of the existing hard surface driveway. Jessop answered that the existing location of the septic system precluded placing the garage on the west side of the rear yard.

Chairman Satterlee asked if the existing playhouse structure would remain in place when the garage is constructed. Jessop testified that this structure will be removed from the rear yard.

MINUTES – Board of Zoning Appeals – August 24, 2007

Mr. Koch asked several questions about the size of the garage doors. Jessop stated the garage doors will be 10' x 10'; and 12' x 10' in dimension.

Mr. Koch asked if Jessop was going to construct the garage himself. Jessop answered in the affirmative.

Mr. Koch asked about the length of the recreational trailer, and asked if utilities will be installed in the proposed garage. Jessop responded that the recreational trailer is 30 feet in length; and only electric will be installed in the garage.

Mr. Glaros asked what surface the Appellant intended to install for the hard surface driveway leading to the proposed detached garage. Jessop replied that he intended to place stone down, letting it settle until next spring; and he intended to get estimates for both asphalt and concrete.

Chairman Satterlee called for resident/witness testimony in support of the variance request.

Paul Sinchak, 6650 Vernet Avenue, stated he supported the variance request, noting that the garage will be placed back in a wooded area and not visible from the street.

No one in opposition to the request in attendance.

Discussion by Board members.

**07-09-A – KOWALIK**

Motion by Mr. Koch to **APPROVE** the variance request as presented. Seconded by Mrs. Owens. Roll call vote: Mr. Stellers – YES; Mr. Koch – YES; Mrs. Owens – YES; Mr. Glaros- YES; Mr. Satterlee – YES.

MINUTES – Board of Zoning Appeals – August 24, 2007

There being nothing further to come before the Board, the meeting was adjourned at 7:20 P.M.

AUSTINTOWN BOARD OF ZONING APPEALS

Michael P. Kurilla, Jr., Clerk

APPROVED: \_\_\_\_\_  
ROBERT SATTERLEE, Chairman

DATE: \_\_\_\_\_