

PUBLIC HEARING  
**BOARD OF ZONING APPEALS**  
June 15, 2017

The Austintown Township Board of Appeals held a Public Hearing on Thursday, June 15, 2017, at the Township Building, 82 Ohltown Road, Austintown, Ohio, for consideration of the following case:

APPEAL CASE 2017-07-A-Dr. Kalra-Continued.

The following Board members were in attendance:

Mr. Robert Satterlee – Chairman  
Mr. Joe Koch – Vice-Chairman - Absent  
Mr. Michael Beaudis  
Mr. William Glaros  
Mr. James Mahoney  
Dale Basista

Chairman Satterlee opened the public hearing at 7:00 P.M. The following testimony was given under oath or affirmation. Court Reporter in attendance, complete transcript taken of the hearing.

**APPEAL CASE 2017-07-A-Continued**

Copich Architects, 314 Churchill-Hubbard Road, Youngstown, Ohio, 44505, on behalf of property owner Baker Real Estate Limited, 1905 Twin Oaks Drive, Girard, Ohio, 44420, and Dr. Varun Kalra, 25 North Canfield-Niles Road, Austintown, Ohio, 44515, appeals from the decision of the Austintown Township Zoning Inspector and requests a variance from the terms of Article I-Definitions: “Floor Area” and Article X-Business B-1 District, Section 1004-General Requirements: “Parking”, of the Austintown Township Zoning Ordinance, as amended through November 25, 2014, to allow for construction of a medical office building measuring 6,490 gross square feet with a first floor and basement combined finished floor area of 5,543 square feet (3,490 sq. ft. first floor office and 3,000 gross sq. ft. basement with 2,053 sq. ft. finished) to contain 22 parking spaces with each parking stall measuring 9’ x 20’. The minimum required parking stall dimension is 10’ x 20’ and the minimum required number of parking spaces for 5,543 square feet of developed floor space is 28 stalls. 235 and 251 South Canfield-Niles Road are undeveloped parcels proposed to be replatted together with a total frontage of 136.26 feet and a depth of 164.25 feet at the southerly property line and the approximate northerly remainder of 20 feet to be replatted into the property located at 229 South Canfield-Niles Road. Said properties are further described as Lot Nos. 1 and 2, Fok Plat No. 1, Parcels 48-017-0-059 and 48-017-0-060, are located on the east side of the South Canfield-Niles Road right-of-way, approximately 698 feet south of the South Canfield-

Niles Road–Mahoning Avenue intersection; and are zoned as Business B-1 Districts in Austintown Township, Mahoning County, State of Ohio.

Mr. Satterlee stated the mailing list for case 2017-07-A will be incorporated into the case record.

Helen Copich, Copich Architects, 314 Churchill-Hubbard Road, Youngstown, Ohio, 44505, cited other codes in the State of Ohio that allow parking stalls to be nine feet wide that are perpendicular to turning lanes. She also cited Columbus and Howland Township parking requirements for medical facilities which are less than Austintown medical use parking requirements.

Mr. Satterlee requested updated numbers for building square footage and building dimensions. Ms. Copich reviewed the definition of “Floor Area” from Article One of the Zoning ordinance and stated the square footage from exterior wall to exterior wall is 3,496 for the first floor. The inside square footage of the first floor is 3,188 sq. ft. The inside finished area of the basement is 1,930 square feet. The total interior finished area is 5,118 feet, thus, requiring 25.59 parking stalls. Ms. Copich stated she is working with ODOT for access but waiting for the replat to be finalized. She referenced an alternate plan for access that will also have 22 parking stalls.

Mr. Satterlee summarized the request as being a reduction in both the number of stalls and the parking stall size. He stated 26 stalls are required based on the inside dimensions. Mr. Satterlee also expressed concern about future users of the building and their parking needs. Mr. Satterlee observed the unfinished basement was removed from the parking calculation. Ms. Copich stated there is no need for the unfinished basement but it is cheaper to construct a full basement than one with a crawl space. She also stating heating the building would be more efficient with a full basement. The vestibule and two storage areas were defined and marked as Exhibit “A” denoting the areas “X” out are for storage.

No one else in attendance to speak for the request.

No one in attendance to speak against the request.

**2017-07-A-Karla-Continued:** Motion by Mr. Beaudis to reduce the parking stall size to 9’ x 20’ and reduce the parking stall count to 22 with the stipulation the two lots are platted into a single lot and ingress/egress and storm water management are approved by ODOT. The site will require 22 stalls regardless of ODOT requirements.

Mr. Satterlee stated for the record that South Canfield-Niles Road is a dedicated improved right-of-way under the jurisdiction of the Ohio Department of Transportation for public maintenance. Storm water management is subject to Township and ODOT approval. Ingress and egress is subject to ODOT review and approval. Without this you do not get your variance.

Seconded by Mr. Mahoney.

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Roll Call Vote: Mr. Glaros – Yes; Mr. Mahoney – Yes; Mr. Satterlee – Yes; Mr. Beaudis - Yes; and Mr. Basista – Yes.

Ms. Copich thanked the Board of Appeals on behalf of Dr. Karla and the Baker family.

There being nothing further to come before the Board, the hearing was adjourned at 7:26 P.M.

AUSTINTOWN BOARD OF ZONING APPEALS

Eric Harris, Sr., Assistant Zoning Inspector, Austintown Township

APPROVED: \_\_\_\_\_  
Bob Satterlee – Chairman

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