

Description	Northwood Board of Zoning Appeals – Regular Meeting		
Date	November 8, 2016	Location	Council Chambers
Time	Heading	Record of Proceedings for Northwood Board of Zoning Appeals Meeting of November 8, 2016	
	Call to Order:	The regular meeting of the Northwood Board of Zoning Appeals was called to order by Tim Schmidlin on Tuesday, November 8, 2016 at 7:00 p.m. in the Council Chambers of the Northwood Municipal Building.	
	Roll Call:	<p>The roll was called by Kimberly Vaculik</p> <p>Those in attendance were: Chairman Tim Schmidlin, Bill Melnyk, Rick Radocy, Kelley Wills, Renee Jardey, Jim Intagliata and Kimberly Vaculik</p> <p>Motion made by Mr. Radocy to excuse the absent Vicky Pierce, Second by Ms. Jardey All in favor.</p> <p>Motion Passed</p>	
	Swearing in of new member:	Mayor Schimmel swore in new member Kelley Wills	
	Minutes for Approval:	<p>Motion to approve the minutes from October 11, 2016.</p> <p>Motion made by Mr. Melnyk, Second by Ms. Wills: All in favor. (Mr. Radocy and Ms. Jardey Abstained)</p> <p>Motion Passed</p>	
	Zoning Appeals Case:		
	Case No. 0636:	<p><u>Case No. 0636:</u> Tabitha Ilsley, 2018 Sheffield Pl. is requesting a variance to allow a deck to be built onto the existing trailer/mobile home which is legal non-conforming (the trailer/mobile home is located within the R-OA-2 zoning district which only allows permanent single family dwellings, which according to NCO Section 1240.06 (66) does not include trailers/mobile homes) N.C.O. Section 1282.02(a)- Non</p>	

		<p>Conforming Uses</p> <p>Mr. Intagliata stated that the porch doesn't have any steps to come down off the porch and it doesn't look stable. Someone with credentials should inspect this deck. She should have this done prior to the Board's approval.</p> <p>Chairman Schmidlin stated that the owner built the deck prior to pulling any permits.</p> <p>Mr. Radocy asked who built the deck?</p> <p>Tabitha stated that one of the workers working on her trailer built the deck. They do not work for a company. She stated that there are no steps because they were stopped. A friend built the deck when she wasn't home because someone from the County informed them that they needed steps.</p> <p>She stated that her Uncle informed her that if there was a deck there before then she could build one again.</p> <p>Chairman Schmidlin stated that isn't true, they can't just build what they want.</p> <p>Motion made by Mr. Intagliata to approve Case #0636 contingent upon having a licensed contractor or Wood County building inspection do a safety inspection on the deck and bring in proof to the City and also to add steps, proof must be submitted by January 10, 2017, Second by Mr. Radocy:</p> <p>All in favor.</p> <p>Motion Passed</p> <p>Chairman Schmidlin informed Ms. Ilsley that if she decides to just remove the deck that would be fine but to let us know.</p>
	<p>Case No. 0637:</p>	<p><u>Case No. 0637:</u> Dan Fuller, 5577 Curtice Rd., is requesting a variance of 10' to allow a pole barn to be built 10' off the side property line (20' required). N.C.O. Section 1254.09 (c)</p>

		<p>Mr. Fuller stated he wants to build a pole barn at the back of the property. There is a pond so we want to be closer to the property line. The property is a little over 5 acres.</p> <p>All of the neighbors were notified and no one called in.</p> <p>Motion made by Ms. Jardy to approve Case #0637 Second by Mr. Melnyk: All in favor.</p> <p>Motion Passed</p>
	<p>Case No. 0638:</p>	<p><u>Case No. 0638:</u> David Mozer, 1814 Bieber Dr., is requesting a variance of 3' to allow a garage to be built 5' off the side property line. N.C.O. Section 1258.09 (c)</p> <p>David Mozer, 1435 Bury Rd., Oregon, Ohio</p> <p>His stepmother lives in the home right now but he takes care of the property and her. The property is his future retirement home. He'd like to go 3' closer to the property line. The garage would be built for extra storage. To make it look nice and even with the corner of the house he wanted to put it 3' closer to the line. It will be 15' back from the home.</p> <p>A driveway will be added to go back to the new garage. And will be about 80' off the back.</p> <p>All of the neighbors were notified and no one called in.</p> <p>Motion made by Mr. Radocy to approve Case #0638 Second by Ms. Wills: All in favor.</p> <p>Motion Passed</p>
	<p>Case No. 0639:</p>	<p><u>Case No. 0639:</u> Mike Hoffman, 2036 Maryland Pl., is requesting a variance of 28' to allow an addition to be built onto the home and attached to an existing garage leaving a 7' rear yard setback (35' required) N.C.O. Section 1262.04(d)</p>

		<p>When they did the garage they needed a variance because that was too close to the house so now when you add them together you need to include that in the variance.</p> <p>Mike Hoffman stated that they want to add a bathroom so they want to add on a 2nd bathroom. Residential Renovations will be doing the work. Mike stated he has lived there for about 10 years.</p> <p>The roof will be a gabled roof with a 4/12 pitch.</p> <p>Motion made by Mr. Melnyk to approve Case #0639 Second by Mr. Intagliata: All in favor.</p> <p>Motion Passed</p>
	Board Discussion:	None.
	Adjournment:	7:41pm
	Attest:	Kimberly Vaculik
	Approved:	Chairman – Tim Schmidlin