

Description	Northwood Board of Zoning Appeals – Regular Meeting		
Date	September 12, 2017	Location	Council Chambers
Time	Heading	Record of Proceedings for Northwood Board of Zoning Appeals Meeting of September 12, 2017	
	Call to Order:	The regular meeting of the Northwood Board of Zoning Appeals was called to order by Tim Schmidlin on Tuesday, September 12, 2017 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, Vicky Pierce, Jim Intagliata and Planning, Zoning & Economic Development Coordinator Kimberly Vaculik</p> <p>Motion made by Mr. Radocy to excuse the absent Ms. Jardy Second by Ms. Pierce</p> <p>All in favor.</p> <p>Motion Passed</p>	
	Minutes for Approval:	<p>Motion to approve the minutes from August 8, 2017.</p> <p>Motion made by Mr. Intagliata to approve the minutes, Second by Mr. Radocy</p> <p>All in favor. (Ms. Pierce abstained)</p> <p>Motion Passed</p>	
	Zoning Appeals Case:		
	Case No. 0642:	<p>Case No. 0642: Kevin Cramer, 4824 Curtice Rd., Northwood, Ohio 43619 is requesting a variance of 6'2" and 6' to allow a pool to be 3'10" (East side) and 4' (South side) away from the side and rear property lines, 10' is required. He is also requesting a variance of 8' to allow a deck to be on the property line. N.C.O.</p>	

Section 1282.09(a)(1) & 1258.09(c)

Kevin Cramer came to speak on behalf of his variance request. He stated that the contractor assumed he was outside of City limits and that he probably didn't need a permit. He put it in the current location because he didn't want to put it on the leach field because he was worried it would collapse the tile.

Chairman Schmidlin stated that's not correct, you can put it on the leach field.

The deck is 16' x 16'.

Ms. Vaculik stated that the neighbor on the Bradner Rd. side called with some general questions however he was not for, nor was he against the variances.

Mr. Intagliata stated that he has extra room on the side of his privacy fence.

Ms. Vaculik stated she added in the extra 10" between the fences on the variance request, so he was credited the extra room he has to his property line. There is an easement back there however the City does not own it; it belongs to the Bradner Rd. property. The City does not know who owns the easement.

Jason Sakac, 4826 Curtice, he said he read that the pool is supposed to be 10' off the property line. His concern is that if there is a problem down the road where the pool is damaged and leaks into his yard it could go into his leach field and into his basement, which could cause a lot of damage.

Chairman Schmidlin stated that Mr. Cramer is appealing the 10' requirement which is why he is appearing before the board.

Motion made by Mr. Intagliata to approve Case #0642, Second by Ms. Pierce:

Mr. Intagliata-Yes, Ms. Pierce – Yes, Chairman Schmidlin-Yes, Mr. Melnyk- Yes, Mr. Radocy- No.

Motion Passed

	Case No. 0643:	<p>Case No. 0643: Larry Lusiak, 1952 West Pointe Dr., Northwood, Ohio 43619 is requesting a variance of 5' on the Southwest and West side of the property to allow a shed to be built 3' off the side and rear property lines (8' required). N.C.O. Section 1260.09(c)</p> <p>Larry came to speak on behalf of his project; he stated that 8' would push the shed into the center of his yard so he would like to have it closer to the property line. He stated he would like the shed to be a garden shed. He has been at this property for 43 years.</p> <p>Chairman Schmidlin asked how big his lot is. Mr. Lusiak stated that his lot is approximately 60' x 132'.</p> <p>Mr. Radocy asked how big the shed will be. Mr. Lusiak stated 6' x 8'.</p> <p>Ms. Vaculik stated that the neighbors were notified and no one called in.</p> <p>Motion made by Mr. Melnyk to approve Case #0643, Second by Mr. Radocy:</p> <p>All in favor.</p> <p>Motion Passed</p>
	Board Discussion:	None.
	Adjournment:	7:25pm
	Attest:	Kimberly Vaculik
	Approved:	Chairman – Tim Schmidlin

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