

Description	Northwood Board of Zoning Appeals – Regular Meeting		
Date	April 10, 2018	Location	Council Chambers
Time	Heading	Record of Proceedings for Northwood Board of Zoning Appeals Meeting of April 10, 2018	
	Call to Order:	The regular meeting of the Northwood Board of Zoning Appeals was called to order by Tim Schmidlin on Tuesday, April 10, 2018 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, Kelley Wills, Renee Jardy, Jim Intagliata and Planning, Zoning & Economic Development Coordinator Kimberly Vaculik</p> <p>Motion made by Ms. Jardy to excuse the absent Rick Radocy and Vicky Pierce, Second by Mr. Intagliata</p> <p>All in favor.</p> <p>Motion Passed</p> <p>Note: Ms. Pierce came in late at 7:12</p>	
	Minutes for Approval:	<p>Motion to approve the minutes from March 13, 2018.</p> <p>Motion made by Mr. Melnyk to approve the minutes, Second by Ms. Wills</p> <p>All in favor (Ms. Jardy abstained)</p> <p>Motion Passed</p>	
	Zoning Appeals Case:		
	Case No. 0647:	<u>Case No. 0647:</u> Jeffrey Gunn, 7218 Wales Rd., Northwood, Ohio is requesting a variance of 27' to allow a deck to be built 8' off the rear property line (35' required). Also, a variance of 14' to allow a gazebo	

		<p>to be 1’ back from the home (15’ required). N.C.O. Section 1264.04(d) & 1264.09(e)</p> <p>Jeff and Lori Gunn came to speak on behalf of their project. They don’t have any flat ground so they would like a deck. The deck will be 8” to 10” off the ground. There will only be one step down from the home. There will be no railings. They have lived at the property since 1985. They would like to have a gazebo in order to have some shade.</p> <p>The Board had some discussion and wanted to make sure they would still have some grass behind where the deck is. The Gunn’s stated that they would have 8’ from the deck to the back property line.</p> <p>Motion made by Mr. Intagliata to approve Case #0647, Second by Ms. Jardy:</p> <p>All in favor.</p> <p>Motion Passed</p>
	<p>Case No. 0648:</p>	<p><u>Case No. 0648:</u> Stephanie Blubaugh, 103 Chantilly Rue, Northwood, Ohio is requesting a variance of 2’6” to allow a 6’ fence in the front yard. N.C.O. Section 1250.06(b)(1)</p> <p>Stephanie & Troy Blubaugh came to speak on behalf of their project. They would like the fence for some privacy. They want to run it where the split rail currently is and go to the chain-link running around the holding pond. They plan to use a dog-eared fence.</p> <p>The back of their home goes to the holding pond off Curtice.</p> <p>Motion made by Mr. Melnyk to approve Case #0648, Second by Ms. Jardy:</p> <p>All in favor.</p> <p>Motion Passed</p>

	<p>Case No. 0649:</p>	<p><u>Case No. 0649:</u> Dennis Ebel, 250 Lester Ave., Northwood, Ohio is requesting a variance of 5' to allow a garage to be built 3' off the property line (8' required). Also, a variance of 10' to allow the garage to be 5' setback from the home (15' required). N.C.O. Section 1275.11 (c) & (d)</p> <p>Note: there is an existing garage that they plan to tear down and will build new in its place.</p> <p>Denny Ebel Jr. came to speak on behalf of this project. The old garage has a 3' setback as well. That garage is falling down so they want to tear down the existing garage and build a new one in its place but make it bigger. The siding will be white vinyl to match the home except the home has aluminum siding.</p> <p>The Board had some discussion regarding the size of the garage at 50' x 28' they want to make sure it is for residential purposes, it will be a single car garage door. The height to the peak will be 14' 3" and the estimated cost will be \$24,000. The home is currently occupied by family.</p> <p>Motion made by Ms. Pierce to approve Case #0649, Second by Mr. Intagliata:</p> <p>All in favor.</p> <p>Motion Passed</p>
	<p>Case No. 0650:</p>	<p><u>Case No. 0650:</u> Frank Olson, 736 Hanson St., Northwood, Ohio is requesting a variance to allow a shed to be located in the front yard. N.C.O. Section 1264.09 (e)</p> <p>Frank Olson came to speak on behalf of this case. He has no back yard so his only option for a shed is to have it located in the front yard.</p> <p>Ms. Vaculik stated that all the neighbors were notified on all the cases. There was one person who responded from 737 Anderson St. and that is Diane Biletski who stated that she does not have a problem with his request.</p>

		<p>The Board had some discussion on the height which cannot be higher than 15'. It will be a premade shed next to the neighbor's yard.</p> <p>Mr. Olson stated that he heard by the realtor that if the fence posts are in on their side then they own the fence.</p> <p>We stated that is not necessarily correct, in 2007 we changed the code to state that the posts of the fence must face the property owner, however, prior to that we did not have those regulations.</p> <p>Motion made by Ms. Wills to approve Case #0650, Second by Mr. Intagliata:</p> <p>All in favor.</p> <p>Motion Passed</p>
	Board Discussion:	None.
	Adjournment:	7:35pm
	Attest:	Kimberly Vaculik
	Approved:	Chairman – Tim Schmidlin