

Description	Northwood Board of Zoning Appeals – Regular Meeting		
Date	May 8, 2018	Location	Council Chambers
Time	Heading	Record of Proceedings for Northwood Board of Zoning Appeals Meeting of May 8, 2018	
	Call to Order:	The regular meeting of the Northwood Board of Zoning Appeals was called to order by Tim Schmidlin on Tuesday, May 8, 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, Rick Radocy, Kelley Wills, Renee Jarde, Vicky Pierce, Jim Intagliata and Planning, Zoning & Economic Development Coordinator Kimberly Vaculik</p> <p>None absent.</p>	
	Minutes for Approval:	<p>Motion to approve the minutes from April 10, 2018.</p> <p>Motion made by Ms. Wills to approve the minutes, Second by Ms. Jarde</p> <p>All in favor (Mr. Radocy abstained)</p> <p>Motion Passed</p>	
	Zoning Appeals Case:		
	Case No. 0651:	<p><u>Case No. 0651:</u> Tyler Stoldt, 2128 Drouillard Rd., Northwood, Ohio is requesting a variance of 15’ to allow the garage to be 10’ to the side of the home instead of 15’ back. Also requesting a variance of 7’ to allow the garage to be 1’ off the side property line (8’ required). N.C.O. 1258.09 (e) & 1258.09 (c)</p> <p>Brian Jones, Mr. Stoldt’s Step-Dad came to speak on behalf of this project. He lives at 6267 Seaman Rd., Oregon, Ohio. They plan to remove the existing old garage and build a new one in the exact same place however the</p>	

new one will be smaller. The current garage is approximately 30' x 40' and the new one will be 24' x 24'

They bought the property last year and they have been working on fixing it up. They want to tear down the current garage because it is falling apart and looks really bad. They believe they have some more room on the outside of the fence, they don't think the fence is directly on the property line. He stated there is approximately 10' on the opposite side of the garage towards the house.

Mr. Schmidlin asked about fire codes and how far the garage has to be away from the home. Ms. Vaculik stated that the fire codes would be enforced by Wood County Building Inspection. The City and County work in conjunction with each other so he will have to get County approval as well and they will address fire codes.

Ms. Wills stated that a new garage at that location would really help out aesthetically.

Ms. Jardy asked if it would just be a garage as opposed to what it is right now which has a garage and patio area etc. Mr. Jones stated that it will just be a garage.

Mr. Intagliata stated that there is nothing around the current garage so he doesn't foresee any problems arising out of it and a new garage would make it look a lot better.

Ms. Vaculik stated that all neighbors were notified and no one called; the public hearing sign was also placed in the yard.

Mr. Radocy asked how a garage could be built with only 1' on the side, he stated that he sees problems arising out of having only 1', he suggested 3' to have more room to go around the garage.

Mr. Jones stated that if he moved it over to give it 3' on the side, it would no longer match up with the existing driveway.

The board had some further discussion on the size of the lot and the home.

Motion made by Ms. Pierce to approve Case #0651,

		<p>Second by Ms. Wills:</p> <p>Ms. Pierce- Yes, Ms. Wills- Yes, Chairman Schmidlin- Yes, Mr. Melnyk-Yes, Mr. Radocy-No, Ms. Jardy-Yes, Mr. Intagliata-Yes</p> <p>Motion Passed</p>
	Board Discussion:	None.
	Adjournment:	7:30pm
	Attest:	Kimberly Vaculik
	Approved:	Chairman – Tim Schmidlin