

Description	Northwood Board of Zoning Appeals – Regular Meeting		
Date	October 15, 2019	Location	Council Chambers
Time	Heading	Record of Proceedings for Northwood Board of Zoning Appeals Meeting of October 15, 2019	
	Call to Order:	The regular meeting of the Northwood Board of Zoning Appeals was called to order by Tim Schmidlin on Tuesday, October 15, 2019, at 6:59 p.m. in the Northwood Municipal Building, Council Chambers	
	Roll Call:	The roll was called by Robbie Barrett. Those in attendance were: Chairman Tim Schmidlin, Vicky Pierce, Jim Intagliata, Rick Radocy, Bill Melnyk, Renee Jardy, Robbie Barrett/Code Enforcement, Kelley Amstutz, PZ & Economic Development Coordinator.	
	Minutes for Approval:	Minutes not read.	
	Zoning Appeals Case:		
	Case No. 0663:	<p>Case No. 0663: Vincent Eishen, of 1956 Parc Rue Northwood, OH 43619, has requested a variance to Section 1262.09 E. This section for accessory buildings, allows buildings behind the principal structure only. Mr. Eishen wants to move the 8 X 12 shed from the rear yard to the side yard. The side yard at 1956 Parc Rue is considered the front because it is a corner lot. The original shed permit #13767 approved 9/4/18 by Kimberly Vaculik.</p> <p>Mr. Eishen, approached the board requested the shed to be moved to open the rear yard for another building. The other 12 X 20 shed will remain there at this time which is a workshop.</p> <p>Mr. Schmidlin: Questioned the accessory building requirements for that district, citing the are 2-sheds located at 1956 Parc Rue that may be over the 30% area occupancy. He does not remember seeing the other (12X20) shed.</p>	

Code Officer Barrett: Both shed permits were approved by Kimberly Vaculik.

Mr. Intagliata: Added he lives down the street and the property is always well kept, very neat and is like that all the time.

Mr. Schmidlin: Agreed stating he drives by 1956 Parc Rue several times a week on the way to Menards but, does not remember the other shed.

The board: asked if there were any comments on the Public Hearing Sign.

Officer Barrett: There were no comments.

Mr. Schmidlin: asked Board if any additional comments, which were none. He then asked for any other comments from public attendance, as to why this shed should not be moved.

Carol Snyder, of 308 Gardner, commented to the Board that her home is zoned commercial and she is only allowed one shed and one garage stating he should not be able to have two sheds and another garage with an access off Curtice Rd.

Mr. Schmidlin: stated that would not be allowed.

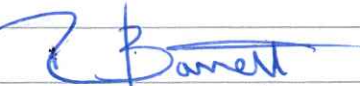
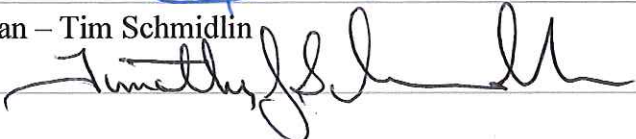
Ms. Snyder: continued stating it is also a safety hazard that all buildings front doors must face the road for fire and police response.

Mr. Schimidlin: stated that is required for a livable dwelling.

Ms. Snyder: Stated, the City told her that a garage and shed doors must face the road

Mr. Schmidlin: Asked Ms. Snyder how long she owned the property and stating he did not remember a case like that.

Ms. Snyder: Stated it did not go to BZA, Kimberly Vaculik gave her the rules. She went on stating she could not sell her property to "Sit Means Sit" (dog

		<p>trainer/kennel) because of zoning restrictions.</p> <p>Mr. Schmidlin: Questioned why the denied permit was not filed through BZA, Kimberly would have been required to refer it. Mr., Schmidlin continued with the only thing I remember was a water runoff problem in that area and continued this has no bearing on this case.</p> <p>Ms. Snyder: I'm not asking for a ruling; this is a public meeting and I just want to same fairness as everyone else.</p> <p>Mr. Schmidlin; Suggested Ms. Snyder to put it in writing and take to zoning and if a variance is needed the board will act.</p> <p>Mr. Intagliata: Mr Chairman this has no bearing on what we are here for tonight.</p> <p>Mr. Schmidlin: No, it does not but, she has a point. Appreciated her comments and asked her to follow up with zoning. Now back to Case 0663, and asked for a motion from the board.</p> <p>Ms. Pierce: Made motion to approve with condition to keep shed five feet from Curtice Rd.</p> <p>Mr. Intagliata: Made second motion.</p> <p>Mr. Schmidlin: Requested a roll call for a yes vote. All present made a yes vote, motion approved for variance request.</p>
	<p>Case No. 0663:</p>	<p>All in favor.</p> <p>Motion Passed</p>
	<p>Board Discussion:</p>	<p>None.</p>
	<p>Adjournment:</p>	<p>19:33</p>
	<p>Attest:</p>	<p>Robbie Barrett </p>
	<p>Approved Signature:</p>	<p>Chairman – Tim Schmidlin </p>