

The regular meeting of the ROOTSTOWN ZONING BOARD OF APPEALS was held on Tuesday, February 18, 2014 at 7:00 P.M. at the Rootstown Town Hall.

Those present:

Troy Cutright
Patricia Saillant
Derek Ball
Jennifer Milnes
Gary Slocum

Those absent:

James Manion

Also in attendance:

Zoning Inspector, Mark Tripak
Assistant Zoning Inspector, Van Black
ZBA Secretary, Mary Ann Greer

Mr. Cutright called the meeting order. Mr. Cutright introduced the Board members and explained the evenings' procedures.

The first item on the agenda was an application for a variance to store his boat beside his house instead of behind the house while maintaining adequate screening in an R-2 District submitted by:

Jason Pitre
4367 Shannon Drive
Rootstown, OH 44272

Mr. Cutright swore in the following people:

Robert Earle, 3974 Kenneth Drive, Rootstown, Ohio 44272
Carol Earle, 3974 Kenneth Drive, Rootstown, Ohio 44272
Patricia Ziegler, 3961 Kenneth Drive, Rootstown, Ohio 44272
David Paliscak, 3954 Kenneth Drive, Rootstown, Ohio 44272
Dallas Holcomb, 4346 Shannon Drive, Rootstown, Ohio 44272
David Barnette, 4356 Shannon Drive, Rootstown, Ohio 44272
Dan O'Donnell, 3962 Kenneth Drive, Rootstown, Ohio 44272
Barbara O'Donnell, 3962 Kenneth Drive, Rootstown 44272
Jason Pitre, 4367 Shannon Drive, Rootstown, Ohio

Mr. Pitre said he has his boat parked in the back corner of his lot but he would like to put in a concrete pad beside his garage and store the boat there. He would put a six foot fence around it.

Mr. Slocum asked Mr. Pitre what caused him to come before the Board. Mr. Pitre said the Zoning Inspector contacted him about being in violation of the code. The boat was parked to close the side and back property lines.

Ms. Milnes asked if there would be a fence around the boat. Mr. Pitre said there would be a privacy fence around it.

Mr. Ball had no questions at this time.

Mrs. Saillant asked if the pad would be concrete and when he planned to put it in. Mr. Pitre said there would be a 20 to 25 foot concrete pad and he would put it in during spring. She asked if it would have a fence on all sides. Mr. Pitre said it would be on 2 sides and would be white vinyl.

Mr. Cutright had no questions at this time.

Mr. Cutright asked the audience if there were any questions, comments, or concerns.

Mr. Barnette asked if there was to be a gate. Mr. Pitre said he could put a gate up. The gate would block the view of the boat from the road. The height of the boat was asked. Mr. Cutright said the boat was 6 feet high but on the trailer it would be about 8 feet high. Mr. Pitre was asked if he owned the boat before buying the present house. Mr. Pitre said he did.

Mr. Paliscak stated that the zoning code requires boats to be parked behind the house and so far from the side and back. He also asked what was adequate screening. Mr. Cutright said a 6 foot fence was considered adequate screening. Also trees or shrubs could be considered adequate screening.

Mr. Pitre was contacted by the Zoning Inspector who informed him he was in violation with the boat. Mr. Black said Mr. Pitre couldn't get the boat out until April due to the ground being so muddy.

Mr. Slocum inquired as to how long the boat was. Mr. Pitre said it was 24 feet. Mr. Black stated the boat without the motor was 24 feet but it is still a 24 foot boat.

Mr. Slocum inquired if the Board had granted variances like this in the past. Mr. Cutright said it had.

Mr. Cutright explained how the Board takes into consideration the health and safety issue.

Mr. Pitre read a letter from Jeanne & Brandon Borbely which stated they had no problem how Mr. Pitre stores his possessions.

Mr. Black stated that adequate screening was cover so you would not be able to see it. A fence can only be 6 feet high.

A discussion followed on adequate screening.

Mr. Pitre was asked why not build a garage to store the boat in. Mr. Pitre said he couldn't afford it.

Mr. Cutright said there was no perfect solution.

Resolution ZBA 2014-0. Mr. Slocum made a motion to grant the variance from Section 310.09 B, 4 to store the boat beside the garage with adequate fencing. Mrs. Saillant seconded it. Mr. Cutright explained what the variance was for. A vote was taken as follows: Slocum – Yes Ball - Yes Saillant - Yes Milnes - Yes Cutright - Yes. The motion carried

unanimously (5/0).

Resolution ZBA 2014-0. Mr. Cutright made a motion to accept the minutes of January 21, 2014 with corrections. Mrs. Saillant seconded it. The motion carried unanimously (5/0).

Mr. Cutright adjourned the meeting.

Troy Cutright, Chairman
ROOTSTOWN ZONING BOARD OF APPEALS

Mary Ann Greer, Secretary BZA
ROOTSTOWN ZONING BOARD OF APPEALS

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