

The regular meeting of the ROOTSTOWN ZONING BOARD OF APPEALS was held on Tuesday, August 16, 2016 at 7:00 P.M. at the Rootstown Town Hall.

Those present:

Troy Cutright
Jennifer Milnes
Patricia Saillant
Derek Ball
Gary Slocum
Robert Stefanik

Those absent:

Also in attendance:

ZBA Secretary, Jordan Michael

Mr. Cutright called the meeting to order. Mr. Cutright introduced the Board members and explained the evening's procedures.

The first and only item on the agenda was an application for a variance from Section 310.05 D1, at property on 4355 Hattrick Road in a R-1 district, submitted by:

Logan Vair
5267 New Milford Road
Ravenna, OH 44266

Mr. Cutright swore in Mr. Vair.

Mr. Vair said he is asking for a variance for his porch on the front of the house, which currently sits 37 feet from the road. The porch will extend 7 feet from the front of the house and will have a roof over it.

Ms. Saillant asked if the porch will be covered by a wooden awning. Mr. Vair said yes.

Mr. Ball asked if the setback will be 30 feet including the porch. Mr. Vair said yes. The roof will have about a six-inch overhang.

Ms. Milnes asked why it is necessary to put the new porch on. Mr. Vair said it is for curb appeal and because he likes having a front porch. Ms. Milnes asked if he is tearing down something that was there. Mr. Vair said the only thing he tore down is an addition that was falling apart. Ms. Milnes asked if part of the porch is replacing that addition and the other part is brand new. Mr. Vair said that is correct.

Mr. Slocum asked how long he has lived in this house. Mr. Vair said he has not yet, he bought it at the end of April. Mr. Slocum asked what triggered him to be here. Mr. Vair said he does this for a living and knew that he needed a permit. He was told he would need a variance because of the required distance, which he did not realize was 70 feet.

Ms. Saillant asked how old the house is. Mr. Vair said almost 150 years.

Mr. Slocum asked if the setback is measured from the center of the road or the edge of the road. Mr. Michael said it is from the edge of the road.

Mr. Cutright asked if any construction has taken place yet. Mr. Vair said not other than laying out holes. Mr. Cutright asked if he received a violation letter. Mr. Vair said no.

Mr. Cutright asked the audience if there were any comments. None were heard.

Mr. Stefanik said this house will fit with the other houses on the road which also have porches and are close to the road. Mr. Slocum agreed it will fit the character of the area.

Resolution ZBA 2016-015. Ms. Milnes made a motion to grant the variance as written against Zoning Resolution 310.05 D1. Ms. Saillant seconded the motion. A vote was taken as follows: Slocum – Yes Milnes - Yes Ball - Yes Saillant - Yes Cutright - Yes. The motion carried by a vote of 5/0.

Resolution ZBA 2016-016. Mr. Slocum made a motion to approve the minutes from July 19, 2016. Ms. Milnes seconded the motion. A vote was taken as follows: Slocum – Yes Milnes - Yes Ball - Abstain Saillant - Yes Cutright - Yes. The motion carried by a vote of 4/0, with 1 abstaining.

Ms. Saillant made a motion to adjourn. It was seconded by Ms. Milnes.

Mr. Cutright adjourned the meeting.

Troy Cutright, Chairman
ROOTSTOWN ZONING BOARD OF APPEALS

Jordan Michael, Secretary
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