

**Hiram Township Board of Zoning Appeals  
Phillips Application for Variance  
July 25, 2018**

Board Members: Chairman, Janet Pancost, Tierney Bryant, Gary Bott, Judy Zidonis and Kathy Schulda.

Public Present: Joe Phillips Jr., Mitch Kelly, Zoning Inspector Rich Gano.

The meeting was called to order at 7:00 p.m.

Janet Pancost explained the Board of Zoning Appeals and the evening's process. The Board members then introduced themselves.

Secretary, Eric Hankinson stated that a legal notice for the meeting was published on July 15, 2018 and that adjoining property owners were notified via certified mail on July 14, 2018.

Mrs. Pancost swore in the audience members for those in attendance that wish to speak during the meeting.

Mr. Phillips presents the Board with a large set of diagrams and aerial photos showing locations of trees, drainage swales, the septic leach bed, and the proposed location of the outbuilding. The Board takes a pause to thank Mr. Phillips for creating presentation board as the visual aid will help them in understanding why Mr. Phillips can't build an outbuilding according to the Township Zoning code. Mr. Phillips then explains the photographs and why he is asking to build an outbuilding at a particular location on his property.

Ms. Schulda ask about some trees in the front of the property next to the cement pad that is the proposed location. Mr. Phillips states that he would have to take the trees out to make room for the construction of the outbuilding. Ms. Pancost mentioned that it appeared Mr. Phillips was trying to observe the setback from Road Right of Way as much as possible without interfering with his septic system and he stated that was his intent with the proposed location of the outbuilding.

Ms. Pancost asked about how the outbuilding will be skinned. Mr. Phillips stated the siding and trim will match the house, but the roof will be metal vs shingles on the house. Mr. Phillips then explains the sizes and locations of the overhead doors and man door on the building, including 12ft sidewalls. Ms. Schulda then asked about the roof line, if it will match the house. Mr. Phillips said it will not as the outbuilding would have a gambrel roof which would not match the gable roof of the house on the property.

Mr. Bott asked how tall trees are that would be in front of the outbuilding. Mr. Phillips stated that those trees are mature and quite tall.

Mr. Bott asked what is the intended use of the outbuilding "Would it be a garage, or shop, storage?" Mr. Phillips stated it would be used for storage of items and vehicles.

Ms. Pancost stated that in order for Mr. Phillips to proceed with construction of the proposed outbuilding, he would need two Variances: First for the outbuilding not meeting minimum 85ft setback from Road Right of Way, Second for outbuilding not being behind the existing home

Mr. Bott asked how close the outbuilding would be to the home. Mr. Phillips states it would be 25ft away.

Ms. Bryant has made a motion to accept the Variance request. Ms. Pancost asked for anyone to second. Ms. Schulda asked if the Board had any issues with the gambrel style of roof. Ms. Pancost commented that she did not think that the roof would present an issue due to the trees in front, and the design of the roof does fit with others in the area. Ms. Schulda seconded the Motion.

Roll Call Vote on the Motion:

Kathy Schulda: Yes  
Judy Zidonis: Yes  
Janet Pancost: Yes  
Gary Bott: Yes  
Tierney Bryant: Yes

The Board again thanks Mr. Phillips for providing clear visuals and photography as part of his case to provide the Board with a clear view of how the land is laid out.

Ms. Pancost explains the appeals process and journalizing the minutes to go into Public Record to Mr. Phillips.

The Board the moves onto journalization of minutes from the July 11<sup>th</sup> BZA meeting

Ms. Schulda motions to accept the minutes as is, Mr. Bott seconds.

Roll Call Vote on the Motion:

Kathy Schulda: Yes  
Judy Zidonis: Yes  
Janet Pancost: Yes  
Gary Bott: Yes  
Tierney Bryant: Yes

Ms. Bryant motions to adjourn, Mr. Bott seconds.

Roll Call Vote on the Motion:

Kathy Schulda: Yes  
Judy Zidonis: Yes  
Janet Pancost: Yes  
Gary Bott: Yes  
Tierney Bryant: Yes

The meeting is adjourned at 7:42pm.