

Jackson Township Board of Zoning Appeals
July 11, 2019

Members Present: Charles Rohr
Patrick Snyder
Leon Vitale
Edward McDonnell
Daniel Creighton
Zoning Inspector: Joni Poindexter
Absent Member: Jared Singer

5:30 PM Appeal #2372 - Julie & Fred Brady, property owner, 7660 Parkford NW, Massillon, Ohio 44646 requests a variance for a 6 ft. left (east) side yard setback for principal dwelling and dwelling addition where a 10 ft. side yard setback is required per Art IV Sect. 401.6 of the zoning resolution. Property located at 7660 Parkford NW, Sect. 28SW Jackson Twp. Zoned R-1A.

Mr. Rohr read the file application and contents of the file into the record. Mr. Rohr explained that Ms. Poindexter added a note to the file that states that the home was built in 1951 which was prior to zoning so it is at a legal non-conforming setback.

Mr. Rohr swore in those in favor of the appeal.

Ms. Julie Brady, 7660 Parkford NW, stated they are moving their mom into their home so they would like to add an addition that will be flush with the existing house. There is a fire place and chimney on the side of the house so they can't put the addition in that area. Ms. Brady stated if they added the addition on the side the chimney and fireplace would have to be removed.

Mr. Worl Evans, 7632 Parkford stated he lives beside the Brady's to the east and he has no problem with the addition. It will look very nice and the lot is vacant next to them.

Mr. Vitale asked if Mr. Evans if home straddled two properties.

Mr. Evans stated yes.

Mr. Vitale stated so there really isn't a vacant lot next to Ms. Brady's.

Mr. Evans stated that is correct but another home couldn't be built on it

Mr. Fred Brady, 7660 Parkford stated he is in favor of the variance. The neighbor has no issues and they would like the addition to be flush with the corner of the house so it looks right. The addition will increase the property value.

No one else in the audience spoke in favor of the appeal and no one spoke in opposition to the appeal.

Mr. Rohr closed the appeal to public input.

Mr. Vitale stated he walked the property and it appears that the house was built prior to zoning and is non-conforming. It makes sense to line up the addition with the existing home so it looks right. He doesn't think the property next door would be built on so he thinks the variance should be approved.

Mr. Rohr agreed with Mr. Vitale and stated it will look better in the proposed location and increase the property value.

Mr. Vitale made a motion to approve appeal #2372 as requested.

Mr. Snyder seconded the motion.

The vote was: Mr. Creighton-yes, Mr. McDonnell-yes, Mr. Vitale-yes, Mr. Snyder-yes, and Mr. Rohr-yes.

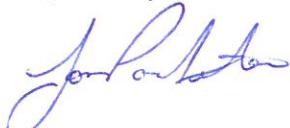
Mr. Rohr made a motion to approve the meeting minutes from the June 27, 2019 meeting.

Mr. Vitale seconded the motion.

The vote was: Mr. McDonnell-yes, Mr. Vitale-yes, and Mr. Rohr-yes.

Mr. Rohr made a motion to adjourn the meeting and Mr. Vitale seconded the motion.

Respectfully submitted,



Joni Poindexter
Jackson Township Zoning Inspector

**JACKSON TOWNSHIP BOARD OF ZONING APPEALS
CONCLUSIONS OF FACT
APPEAL #2372**

Upon the hearing the Board determined that the variance would bring the existing legal non-conforming dwelling, built in 1951, into compliance and also allow for an addition to the existing dwelling to be at a 6 ft. left (east) side yard setback where 10 ft. is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 7660 Parkford NW, Sect. 28SW Jackson Twp. Zoned R-1A.

Whereas, upon the Board determined:

The variance would bring the existing home into conformance and the addition will be in line with the existing home that is at legal non-forming setback due to being constructed in 1951.

Whereas, the Board further:

Denied _____

Approved X

The variance to allow the existing principal dwelling (built in 1951) and the new addition to be at a 6 ft. left (east) side yard setback.

Mr. Vitale made a motion to approve the variance as requested.

Mr. Snyder seconded the motion.

The vote was: Mr. Rohr- Yes

Mr. Snyder- Yes

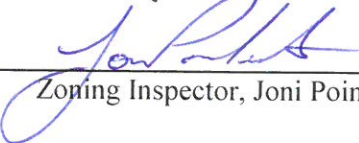
Mr. Vitale- Yes

Mr. McDonnell- Yes

Mr. Creighton- Yes



Chairman



Zoning Inspector, Joni Poindexter