

Jackson Township Board of Zoning Appeals

October 24, 2024

Members Present: Patrick Snyder  
Jared Singer  
Edward McDonnell  
Randy Alexander-Alternate

Zoning Inspector: Joni Poindexter

Absent Members: Debbie Busby  
Steven Gosney

**5:15PM Appeal # 20240840** – Patricia Paschki, 11122 Wright Rd. NW, Uniontown, Ohio 44685 agent for FPCC Real Estate Company LLC, property owner, 6315 Promway NW, North Canton, Ohio 44720 requests a variance for a 10 ft. front parking setback where 20 ft. is required per Art. IV Sect. 411.8 of the zoning resolution. Property located at 6320 Promway NW, Sect. 13NE, Jackson Twp. Zoned I-1.

Mr. Snyder stated this appeal was continued from the September 26<sup>th</sup> meeting due to the applicant modified his request from 15 ft. to 10 ft.

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

Troy Luketic, 4535 New Melford Rd. Rootstown, Ohio stated they are asking for the front yard parking setback. They are asking for 10 ft. as modified from the last hearing. They meet the other zoning requirements. They have two curb cuts for the truck traffic and will reduce one of the entrance. They looked at the landscaping and will have trees and bushes outside of the right of way. They can't move the building and are required to have 90 parking space because of the use of the building. He doesn't think the character of the neighborhood will change because there are other properties in the area that have less of a parking setback then they do.

Mr. McDonnell stated if originally they asked for 15 ft. and was going to amend it to 11.6 ft. and now they are asking for 10 ft.

Mr. Luketic stated yes.

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

Mr. McDonnell asked if the modification was re-advertised.

Ms. Poindexter stated in speaking to Mr. Vaccaro and looking at the ORC regulations it was the consensus that it did not need to be re-advertised because it was announced at the hearing that it was going to be continued and all the adjoining property owners were notified of the first hearing and no one attended. However, notices were re-sent to the adjoining property owners for the 10 ft. setback request.

Mr. Snyder closed the appeal to public input.

Mr. Singer stated he does not have any issues with the request. He understands the notices were issued to the adjoining property owners and it was determined there was no reason to re-advertise so he does not see any issue with the request.

Mr. Snyder stated he knows this will look nice. The request is 50% but 10 ft. is not a large number.

Mr. McDonnell stated he concurred with Mr. Singer and Mr. Snyder. They applicant indicated some of the other parking areas are closer, which may be non-conforming, but he doesn't have a problem with the request. He thinks enough of the criteria of section 803.5 of the Zoning Resolution were met and the adjoining property owners were notified.

Mr. Alexander stated that he agreed with the other board members.

Mr. Snyder motioned for approval of the variance as modified for the 10 ft. front parking setback.

Mr. Singer seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Singer-yes, and Mr. McDonnell-yes, and Mr Alexander-yes.

Being no further business the meeting was adjourned.



Joni Poindexter

Jackson Township Zoning inspector

**JACKSON TOWNSHIP BOARD OF ZONING APPEALS  
CONCLUSIONS OF FACT  
APPEAL #20240840**

Upon the hearing, the Board determined that the variance would allow for 10 ft. front parking setback where 20 ft. is required per Art. IV Sect. 411.8 of the zoning resolution. Property located at 6320 Promway NW, Sect. 13NE, Jackson Twp. Zoned I-1.

Whereas, upon the Board determined:

The variance is not substantial and will be no closer to the road right of way than some of the other properties in the immediate vicinity, including the one to the north and across the street.

Whereas, the Board further:

Denied \_\_\_\_\_


Approved  X

The variance would allow for 10 ft. front parking setback where 20 ft. is required per Art. IV Sect. 411.8 of the zoning resolution.

Mr. Snyder motioned to approve the variance as requested.

Mr. Singer seconded the motion.

The vote was: Mr. Snyder-Yes  
Mr. McDonnell-Yes  
Mr. Singer-Yes  
Mr. Alexander-Yes

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Zoning Inspector, Joni Poindexter