

AV03-170620

**Larry Morrison
14591 Stone Rd.
Newbury, OH 44065**

The Newbury Township Board of Zoning Appeals public hearing was called to order by Mr. Lou Tomsic Chairman, a 8:15 p.m. on June 20, 2017 with board members Mary Lee Brezina, Ed Meyers, Kimya Mathews and Chris Yaecker present. All in attendance who wished to speak at this hearing were duly sworn and asked when testifying to state their name and confirm being sworn in. Mr. Tomsic said the BZA procedures would be followed and that the hearing was being recorded. He verified that notices were advertised.

Larry E. Morrison requests an Area Variance to build a 22 ft. x 60 ft. additional accessory building (per Art. V, Sec.5.02 A.5, max. allowed 2000 -1800 for 1st bldg = 1120 additional sq.ft. requested.) on parcel 23-107300 at 14591 Stone Rd. in the R-1 Residential District.

Mr. Tomsic asked the applicant to state his case. Mr. Morrison said he has lived on Stone Rd. for 20 years, owns 3.98 acres for 18 years, enjoys his woodworking hobby and burns wood to heat his house. He now needs additional storage both for wood storage and to secure his equipment, tractors and motorcycles for his personal use. He said he retired from one job and now is embarking on a new woodworking career and needs a additional storage to his “man-cave” area.

Ed Meyers expressed his concern over “no more buildings”.

Dennis Kuglin, Mr. Morrison’s neighbor to the north asked to speak. He said he “loves” Larry Morrison who planted 100 pine trees and spoke up for his garage variance. He described Morrison’s lot as all wooded with a ravine and stream in the rear. Mr. Morrison has permission to cross the stream and ravine. He agrees that additional secure storage is needed as an add-on to the present building.

Mr. Morrison acknowledged that he buys “salvage” units for spare parts to repair and/or maintain one working unit and needs secure storage in the interim.

Ms. Brezina said this was a substantial building addition but added the site was secluded. She agreed with the need for secure storage under roof. Ed Meyers concurred. Chris Yaecker noted that the site was surrounded by green space.

Mr. Tomsic asked for questions from the audience – none were forthcoming.

Mr. Tomsic asked the board to consider the Findings of Facts as presented:

- a) The lot has value with or without the variance,**
- b) The variance is substantial – 57% greater but reasonable for the site,**
- c) The neighborhood will be improved with all storage under roof,**
- d) There is no affect on delivery of government services,**
- e) Applicant says he was not aware of the zoning restrictions till 2004,**

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- f) The applicant’s predicament could not be obviated through some method other than a variance,
- g) The spirit and intent could be observed by granting this variance for safe/dry storage under one roof - there was no one in the audience to raise objections.

With no more comments from the board, Mr. Tomsic called for a vote.

Mary Lee Brezina moved to grant the area variance as requested, Ed Meyers seconded the motion. Mr. Tomsic said a yes vote would grant the variance.

Ed Meyers	yes
Chris Yaecker	yes
Mary Lee Brezina	yes
Kimya Matthews	yes
Lou Tomsic	yes

Mr.Tomsic read to the Appellants and audience, “Within 30 days after service of the minutes granting your request, if someone wishes to challenge this decision through the court, he or she may. The required permit can be issued once all requirements regarding this application are satisfied, although if you plan construction it is recommended you wait the 30 days before proceeding. The challenge could reverse or negate our decision. At the time you receive your permit you must also comply with all other requirements of Newbury Township zoning”.

Mr.Tomsic adjourned this BZA hearing at 8:40 p.m.
Marge Hrabak Secretary

Signatures of the Newbury Board of Zoning Appeals:

Lou Tomsic, Jr., Chairman

Chris Yaecker,

Kimya Matthews

Ed Meyers, V. Chairman

Mary Lee Brezina

Marge Hrabak, Sec’y BZA
Date: _____