

**PLAIN TOWNSHIP BOARD OF ZONING APPEALS
PLAIN TOWNSHIP HALL
2600 EASTON STREET NE, CANTON, OHIO 44721
MINUTES OF REGULAR MEETING
JULY 6, 2005**

The meeting was called to order by Chairman Bob Soles, with Timothy Reichel, Bob Stewart, Ginger Ferencz, Fred Rossetti, Steve Peroz and Stephanie Metzger present.

Motion made by Mrs. Ferencz to approve the minutes of June 1, 2005. Mr. Stewart seconded the motion. All members were in favor. Mr. Reichel abstained.

Mr. Soles read the statement of duties and expressed the fire department comments into the record.

The following Appeal was heard:

APPEAL #1166-05-A

Applicant/ Sam Anastas, 6656 Wise Avenue NW, North Canton, Ohio 44720; Owner/ Mary Anastas, 6656 Wise Avenue NW, North Canton, Ohio 44720; Request the following to construct 24 ft. x 24 ft. (576 sq. ft.) detached residential accessory structure (garage) on the property at 6632 Wise Avenue NW:

1. 13 ft. north, side yard variance (25 ft. required – 12 ft. requested).
2. 14 ft. 6 in. south, side yard variance (25 ft. required – 10 ft. 6 in requested).
3. 15 ft. east, rear yard variance (25 ft. required – 10 ft. requested).

Article VI, Section 602.5; Accessory Uses, Buildings, and Structures.
Article VII, Section 713.4; Yard Requirements.

The property is zoned B-2, Single Family Residential District is located in the Southwest Quarter of Section 19.

There were no attendees for or against the Appeal.

Mr. Reichel stated on the record that he used to work with Mr. Anastas's cousin down at the courthouse but she has retired 4 to 5 years ago and that has no effect on his decision making tonight. He just wanted to state it on the record.

Mr. Soles administered the oath.

Mr. Sam Anastas, 6656 Wise Avenue NW, stated that he would like to build a 24 ft. x 24 ft. detached garage on the property so the renters can park their cars inside of a garage instead of on the asphalt parking lot out front. The building contains one business and 3 apartment units. He has tried to meet all of the setbacks, but the lot is not wide enough so he is requesting a few variances. He owns the plaza to the north of this property. The garage will be just big enough to house 3 cars and it will fit in with the surroundings.

Mr. Reichel asked what the garage will look like.

Mr. Anastas said that it will look like both of the buildings. They just resided the apartment building and plan to renovate the plaza.

Mr. Reichel said that it will help pull cars off the parking lot and the fire department did not make any negative comments.

Mr. Stewart asked if the garage doors will be on the north side.

Mr. Anastas said yes.

Mr. Stewart asked if the property to the west was located in Plain Township.

Mr. Anastas said yes.

Motion by Mr. Rossetti,

WHEREAS, Applicant/ Sam Anastas, 6656 Wise Avenue NW, North Canton, Ohio 44720; & Owner/ Mary Anastas, 6656 Wise Avenue NW, North Canton, Ohio 44720; requests the following:

- **13 ft. north, side yard variance (25 ft. required – 12 ft. requested).**
- **14 ft. 6 in. south, side yard variance (25 ft. required – 10 ft. 6 in. requested).**
- **15 ft. east, rear yard variance (25 ft. required – 10 ft. requested).**

WHEREAS, the applicant or a representative has appeared in person before this Board at an adjudication hearing on said application and the Plain Township Board of Zoning Appeals has duly considered this application pursuant to Ohio Revised Code 519.14; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Plain Township Board of Zoning Appeals to:

 X grant the following:

- **13 ft. north, side yard variance (25 ft. required – 12 ft. requested).**
- **14 ft. 6 in. south, side yard variance (25 ft. required – 10 ft. 6 in. requested).**
- **15 ft. east, rear yard variance (25 ft. required – 10 ft. requested).**

Seconded by Mr. Reichel,

DISCUSSION:

Mr. Reichel said that there is no one here to oppose this appeal and it sounds like the Anastas's have been good neighbors. They have future plans to upgrade the plaza and anything to get vehicles off the parking lot would be beneficial.

Vote: Mr. Rossetti, **YES**; Mrs. Ferencz, **YES** ; Mr. Stewart, **YES** ; Mr. Reichel, **YES**; Mr. Soles, **YES**.

Appeal #1166-05-A is therefore APPROVED.

No further business pending the meeting adjourned at 7:18 pm.

PLAIN TOWNSHIP BOARD OF ZONING APPEALS

STEPHANIE A. METZGER, SECRETARY