PLAIN TOWNSHIP BOARD OF ZONING APPEALS
PLAIN TOWNSHIP HALL
2600 EASTON STREET NE, CANTON, OHIO 44721
MINUTES OF REGULAR MEETING
DECEMBER 7, 2005

The meeting was called to order by Chairman Bob Soles, with Tim Reichel, Jim McVay, Bob Stewart, Ginger Ferencz, Fred Rossetti, and Steve Peroz present.

Motion made by Mr. Stewart to approve the minutes of November 2, 2005. Mrs. Ferencz seconded the motion. All members were in favor. Mr. Soles abstained.

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

The following Appeal was heard:

APPEAL #1172-05-A
Applicant & Owner/ Jennifer Galeano, 7982 Elmhurst Avenue NW, North Canton, Ohio 44720; Request a variance for the placement of a 30 ft. x 40 ft. (1,200 sq. ft.) detached accessory building (garage) to be constructed in the front yard on the property at 7982 Elmhurst Street NW.

Article VI, Section 602.5; Accessory Uses, Buildings and Structures

The property is zoned R-1, Single Family Residential District is located in the Northeast Quarter of Section 4.

There were no attendees for or against the Appeal.

Mr. Soles administered the oath.

Ms. Jennifer Galeano, 7982 Elmhurst Avenue NW, stated that she would like to put a detached garage on her property and she cannot put the garage back behind her home because she has a septic tank and leach fields.

Mr. Reichel asked if the garage will look like the home.

Ms. Galeano said yes.

Mr. Reichel asked why it can't go behind the house.

Ms. Galeano said that her home is positioned on a hill, if the garage went in the back yard the driveway would cause a blind spot and it would be dangerous.

Mr. Stewart asked if the Health Department rejected the permit.

Ms. Galeano said that they did not reject it, they stated that it would be in their best interest not to put the garage in the back yard. She could build it on the North side of the home but with her septic and leach fields and reserve leach fields there isn't any room.

Mr. McVay said that this is a big building, what will it be used for.

Ms. Galeano said storage. The garage on her home is not very big, she has 2 small kids, an atv, a golf cart, a full size truck, a snow plow, a jeep, there just isn't enough room.

Mr. Reichel asked if there would be any business conducted out of the garage.

Ms. Galeano said no.

Mr. Soles asked why the driveway couldn't extend and curve behind her house to place the garage back there.

Ms. Galeano said that her well sits in front of her home and she doesn't think that it would look appropriate.

Mr. Soles asked if she has spoken to any of the neighbors.

Ms. Galeano said yes and no one has had an opposition.

Motion by Mr. McVay,

WHEREAS, Applicant & Owner/ Jennifer Galeano, 7982 Elmhurst Avenue NW, North Canton, Ohio 44720; requests the following:

- **A front yard variance to place a 30 ft. x 40 ft. (1,200 sq. ft.) detached accessory building (garage) in the front yard of the property at 7982 Elmhurst Street NW.**

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:

- **A front yard variance to place a 30 ft. x 40 ft. (1,200 sq. ft.) detached accessory building (garage) in the front yard of the property at 7982 Elmhurst Street NW.**

Seconded by Mr. Reichel,

DISCUSSION:

Mr. Reichel said that he believes that there are practical difficulties one being with the septic system and the leach lines or leach bed, the other way would lead to a blind spot. The garage will look like the home, there will not be any business conducted from it. He sees no problem with this one.

Mrs. Ferencz said she believes that this is just a one story structure too.

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

Appeal #1172-05-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