

Building and Zoning Appeals Minutes

Stow City Hall Boards and Commissions, Monday, December 12, 2016, at 6:00 p.m.

Members Present: Debbie Cochrane, Edward Franks, Mike Svasta, Robert Knight, and Jill Smith

Members Absent: None

Also Present: Beverly Desanzo, Tony Catalano, and Mary Botts.

Meeting called to order by Robert Knight at 6:00 p.m.

Approval of Minutes: Motion to approve the minutes of the November 14, 2016, meeting by Debbie Cochrane, seconded by Mike Svasta with no changes, all yea's, no nay's, motion passed 5-0.

Case #16-018

This is a request by Ms. Beverly Desanzo, property owner, property located at 1962 Marhofer Avenue, for approval of a variance in order to replace the front porch on her house. There is an existing wood porch approximately 4' x 6' in size that is deteriorating. It is located 38 feet from the Marhofer Avenue right of way. The applicant is proposing to replace this with a porch that extend 8 feet from the house and is 22 feet in width. It will be located 34 feet from the Marhofer Avenue right of way. The property is zoned R-3 and the minimum front setback is 40 feet. The applicant is requesting a variance of 6 feet from the front setback requirement according to C.O.S. Section 1143.04.

Ms. Desanzo stated the porch right now is 4' x 6', it is a stoop with a roof over it. Over the years, the foundation has deteriorated and the cement blocks are crumbling and there are holes under there and I am afraid that eventually this slab will collapse plus I had furniture moved in about a month ago and my steps come this way unto the porch and then into the house. When they went to bring the couch in, they couldn't twist it so they reach over the railing to lift the couch and come straight into the door and broke the railing so it is there but it is not hooked to anything so I have to do something with it so I would like to have a porch all the way across the front of my house and it does not stick out any further than my neighbors that have their houses already done like that.

Mr. Svasta asked if Ms. Desanzo had a contractor and Ms. Desanzo said yes. Mr. Svasta said I see building materials on site, is that the contractor? Ms. Desanzo said yes, he spoke with somebody and they came out and did the yard measurements and then I had to come here for a variance. Mr. Svasta said it looks like your house is 42' back from the right of way and you only have 2 feet to work with. Even your existing porch did not comply with the zoning code. Ms. Desanzo said yes because the houses were built before the zoning codes.

Ms. Botts said we received one call from a neighbor who was for the variance. Ms. Desanzo said that everyone she talked to was for this (the neighbors).

There were no further questions.

Motion to Approve Case #16-018 by Mike Svasta, seconded by Edward Franks, motion passed 5-0.

Adjournment: With no further business to be discussed, motion to adjourn by Edward Franks, seconded by Robert Knight, meeting was adjourned at 6:15 p.m.

Robert Knight, Chairman

Mary Botts, Secretary