

Building and Zoning Appeals Minutes

Stow City Hall Boards and Commissions, Monday, June 11, 2018, at 6:00 p.m.

Members Present: Jaime Syx, Edward Franks, and Mike Svasta,

Absent: Robert Knight

Also Present: Mike Jaworske, Mayor Costello, Rob Kurtz, and Mary Botts

Meeting called to order by Edward Franks at 6:00 p.m.

Approval of Minutes: Motion to approve the minutes of the April 9, 2018, by Mike Svasta, seconded by Edward Franks, motion passed.

Case #18-005

This is a request by Mr. Michael Jaworske II, property owner, for approval of a variance of 280 square feet to construct an accessory building 30' x 36' (1,080 sq. ft.) on his property located at 2148 Bryn Mawr Drive. The property is 0.82 in area and is zoned R-3.

There is currently no accessory structure on the property. The proposed structure would be located approximately 100 feet from his dwelling, 115 feet from the rear property line and 10 feet from the side property line. The proposed structure complies with the maximum height of 15 feet which per 1133.01(b)(13) is measured at the midpoint between the peak and eave of the roof.

According to C.O.S. Schedule 1143.07(b), the maximum size of accessory building on a property less than one (1) acre is 800 square feet.

Mr. Jaworske said I want to build an accessory building, a pole barn type building. I am asking for a 280 square foot variance. We have a little shy of an acre so we need the variance. The purpose for the building is actually two fold. I will actually be using it as I am a musician that will use it for rehearsal and recording space so I need the additional space for acoustical in order to properly soundproof the building, you actually lose a lot of square footage because of the additional air gap of the wall thickness and the other portion of it will be a workshop. I have additional equipment in there, table saw, lathe, planer and drill press so I need the space to do that properly.

Mr. Svasta asked if the rehearsal recording studio a home occupation? Mr. Jaworske said it is more of a recreation for myself and I do some work but it is mostly through files and mixing and what you get in an e-mail. Mr. Svasta asked what type of traffic will you have as far as people coming to

your house? Mr. Jaworske said minimal, I would use it for my personal use and there would not be a lot of foot traffic as people actually send the files. I don't intend for it to be a retail space.

Mr. Franks asked if there was any way to reduce the size of the building? Mr. Jaworske said no because of the size and the acoustics that have to be installed and treating the space, it would make it much more challenging to have functional space if it were smaller.

Mr. Franks asked if we had heard anything from the neighbors and Ms. Botts said she had heard from two of them. One said there was no problem with the variance and the other neighbor said her only concern would be the draining of the water. Mr. Franks asked if the Engineering Department had looked at the draining of the property as there is a ditch that goes down the east side of the property, cuts across the yard and exits on the left side of the property with a good sized culvert going across the house. Mr. Kurtz stated his understanding was that when the house was built, there were significant issues and subsequent to the house construction, that culvert was put in and I believe before Mr. Jaworske purchased it. I don't know how it functions and my thought and the location of this proposed accessory building doesn't seem to affect that one way or the other except to ask you to consider the condition that the roof drains from this structure be installed properly to the drainage ditch along the side subject to the Engineering appropriate elevations. There seems to be that back left corner of the property adjacent to another garage there.

Mr. Franks asked if Mr. Jaworske planned on putting in a driveway and Mr. Jaworske said no. There are no plans to put a driveway in over the culvert. Mr. Jaworske said it is his intention to put in gutters and downspouts into the drainage ditch.

Motion to approve Case #18-005 by Mike Svasta, seconded by Jaime Syx, motion passed 3-0.

Adjournment: With no further business to be discussed, motion to adjourn by Mike Svasta, seconded by Jaime Syx, meeting was adjourned at 6:10 p.m.

Edward Franks, Vice Chairman

Mary Botts, Secretary