

**PUBLIC HEARING**  
**BOARD OF ZONING APPEALS**  
February 25, 2016

The Austintown Township Board of Appeals held a Public Hearing on Thursday, February 25, 2016, at the Township Building, 82 Ohltown Road, Austintown, Ohio, for consideration of the following case:

**APPEAL CASE 2016-02-A- Kupelian.**

The following Board members were in attendance:

Mr. Robert Satterlee – Chairman  
Mr. Michael Beaudis – Vice-Chairman  
Mr. William Glaros  
Mr. Joe Koch  
Mr. James Mahoney

Chairman Satterlee opened the public hearing at 7:00 P.M. The following testimony was given under oath or affirmation. Court Reporter in attendance, complete transcript taken of the hearing.

**APPEAL CASE 2016-02-A**

Mark & Sara Kupelian, 1605 Barkers Glen Drive, Sandy Springs, Georgia, 30350, appeals from the decision of the Austintown Township Zoning Inspector and requests a variance from the terms of Article VI-Residence R-1 District, Section-603-General Requirements: “Side Yards” and “Carports”, of the Austintown Township Zoning Ordinance, as amended through November 25, 2014, to allow for construction of a 14’ x 23’ attached carport to be placed three (3) feet from the west side property line with an overall side yard of 10 feet at the property located at 5546 Red Apple Drive. The minimum side yard requirement is seven (7) feet with and overall side yard requirement of 24 feet for a single-family dwelling constructed without an attached garage. Said property is zoned as a Residence R-1 District in Austintown Township, Mahoning County, State of Ohio.

Mr. Koch noted it is the east property line.

Zoning Inspector Crivelli read the applicant’s letter of request dated January 19, 2016 into the case record, referenced a second hand-written document providing a property description and the variance request, a hand-written building permit request document, a statement allowing his contractor to represent the case, three pages of hand-drawn elevations drawings, five color photographs of the property, a zoning permit authorizing construction of a kitchen addition and deck, the case mailing list, and three plat maps prepared by the zoning office.

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Mr. Koch stated the mailing list for case 2016-02-A will be incorporated into the case record.

Mark Kupelian, 1605 Barkers Glen Drive, Sandy Springs, Georgia, 30350, stated he was born and raised in Austintown and gave a history of the property and dwelling and an overview of his family. The house will look better with a carport. He referenced the drawings and requested to place the carport where the previous one was. There are two homes on the street with carports with one on the property line and another two feet from the property line.

Mr. Satterlee inquired about the placement. Mr. Kupelian stated the post will be right up against the driveway. He found the property pins. Mr. Satterlee inquired about the side yard requirements. Zoning Inspector Crivelli advised prior to a recent zoning amendment carports were not considered enclosed structure and they could be placed to the property line. Over the years numerous complaints were received regarding carports and the ordinance was updated to impose side yard requirements.

Mr. Kupelian stated the residents at 5542 Red Apple Drive were favorable to the improvements proposed. Wayne Crum, contractor, described the placement of the existing detached garage and stated it would be used for storage.

Mr. Satterlee inquired about the front of the dwelling. Mr. Kupelian stated he has not gotten estimates but would like to do brick at the front. Stone would require going to the footer due to the fragility of the basement walls. He wants to cover the concrete block but is undecided until cost estimates are obtained. He also suggested he may buy the house across the street and fix it up so a relative can move in to help with the care of his mother.

No one else in attendance to speak for the request.

No one else in attendance to speak against the request.

**2016-02-A- Kupelian:** Motion by Mr. Satterlee to approve a variance of four (4) feet including all representations made by the applicant.

Seconded by Mr. Mahoney.

Roll Call Vote: Mr. Glaros - Yes; Mr. Satterlee – Yes; Mr. Mahoney - Yes; Mr. Beaudis - Yes; and Mr. Koch - Yes.

Zoning Inspector Crivelli advised the applicant to secure zoning and building permits and build the structure per the representations made to the Board of Appeals and to identify the property pins.

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Zoning Inspector Crivelli advised the Board that proper service was not made to Jordan Auto Sales II and requested the motion to revoke his conditional use permit approved at the January 21, 2016 public hearing be vacated. He stated the owner of the car lot has now submitted two site plans and will appear before the Board of Appeals in the near future.

**2016-01-A:** Motion by Mr. Satterlee to vacate the motion revoking the conditional use permit for case 2016-01-A.

Seconded by Mr. Glaros.

Roll Call Vote: Mr. Glaros - Yes; Mr. Satterlee – Yes; Mr. Mahoney - Yes; Mr. Beaudis - Yes; and Mr. Koch - Yes.

There being nothing further to come before the Board, the hearing was adjourned at 7:24 P.M.

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Darren L. Crivelli, Zoning Inspector, Austintown Township

APPROVED: \_\_\_\_\_  
Joe Koch – Chairman

DATE: \_\_\_\_\_