

# Board of Zoning Appeals

August 18<sup>th</sup> 2020 Agenda Items

# AC-2020-21 170 Melrose Ave.-Area Variance

## APPEAL CASE AC-2020-21

Dave Heck on behalf of Ronald Davis, property owner, 170 Melrose Ave., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, D. Private Garages & other outbuildings to reduce the side property line setback from five (5) feet to two (2) feet. The property is further known as LOT 50 50 X 300 INDIANOLA HEIGHTS 2, Parcel 29-002-0-086.00-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

Variance request to place garage 2 feet from the east property line

# AC-2020-21 170 Melrose Ave.-Area Variance



Map Legend

July 22, 2020

- |                                   |                |                       |              |
|-----------------------------------|----------------|-----------------------|--------------|
| <b>Search Results: Properties</b> | SCHOOL-LINE    | <b>BASE MAP PARKS</b> | PARK         |
| Override 1                        | TOWNSHIP-LINE  | BIKEWAY               | PARK/SPECIAL |
| <b>DISTRICT LINES</b>             | VILLAGE-LINE   | FAIR                  |              |
| CITY-LINE                         | DISTRICT INDEX | WATER RESERVOIR       |              |
| COUNTY-LINE                       |                |                       |              |

Mahoning County GIS



Map Legend

July 22, 2020

- |                                   |               |
|-----------------------------------|---------------|
| <b>Search Results: Properties</b> | SCHOOL-LINE   |
| Override 1                        | TOWNSHIP-LINE |
| <b>DISTRICT LINES</b>             | VILLAGE-LINE  |
| CITY-LINE                         |               |
| COUNTY-LINE                       |               |

Mahoning County GIS



# AC-2020-21 170 Melrose Ave.-Area Variance



Ronald Davis  
170 Melrose Ave.  
Boardman Oh 44512  
330-506-1940

July 9, 2020

Mahoning County GIS



29-002-0-086.00-0

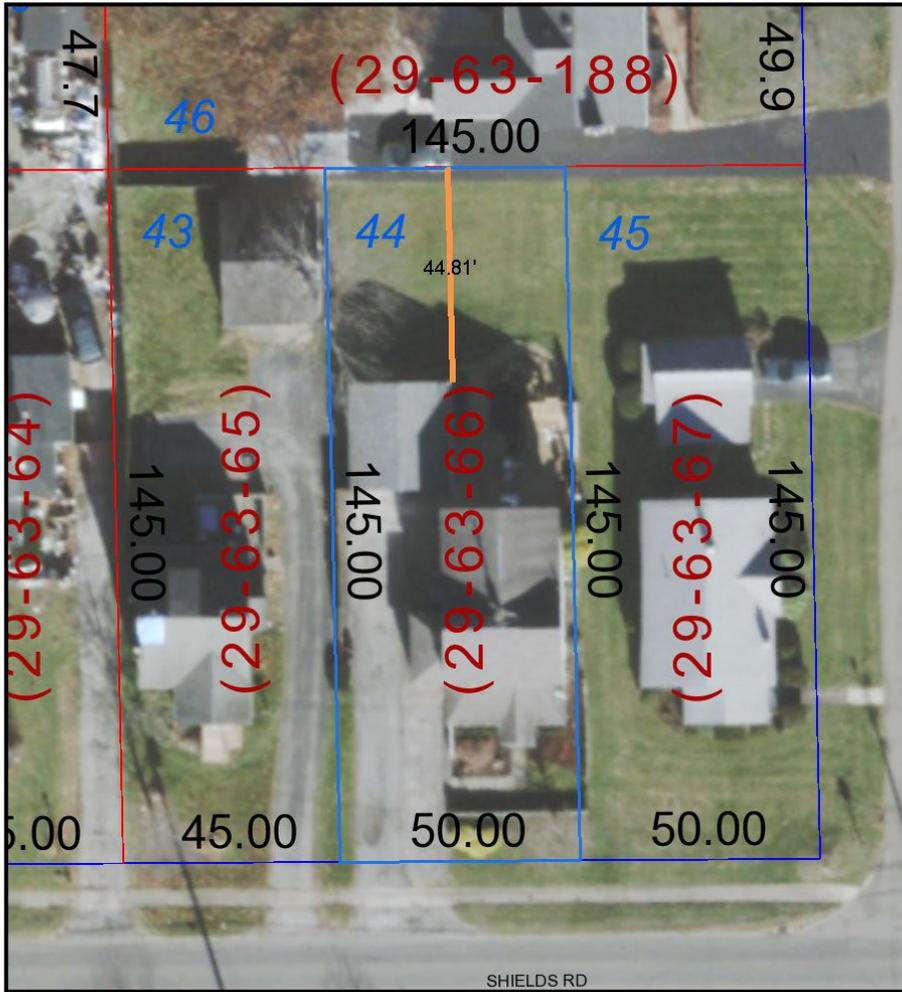
# AC-2020-22 244 Shields Rd.- Area Variance

## APPEAL CASE AC-2020-22

Charles Mascarella on behalf of Michael Mascarella, property owner, 244 Shields Rd., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, F. Open Front, Side, & Rear Porches to reduce the required rear property line setback from twenty five (25) feet to thirteen (13) feet for a deck. The property is further known as LOT 44 50 X 145 BEECHWOOD PLAT, 29-063-0-066.00-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

Variance request to reduce 25 foot rear setback for a deck to 13 feet

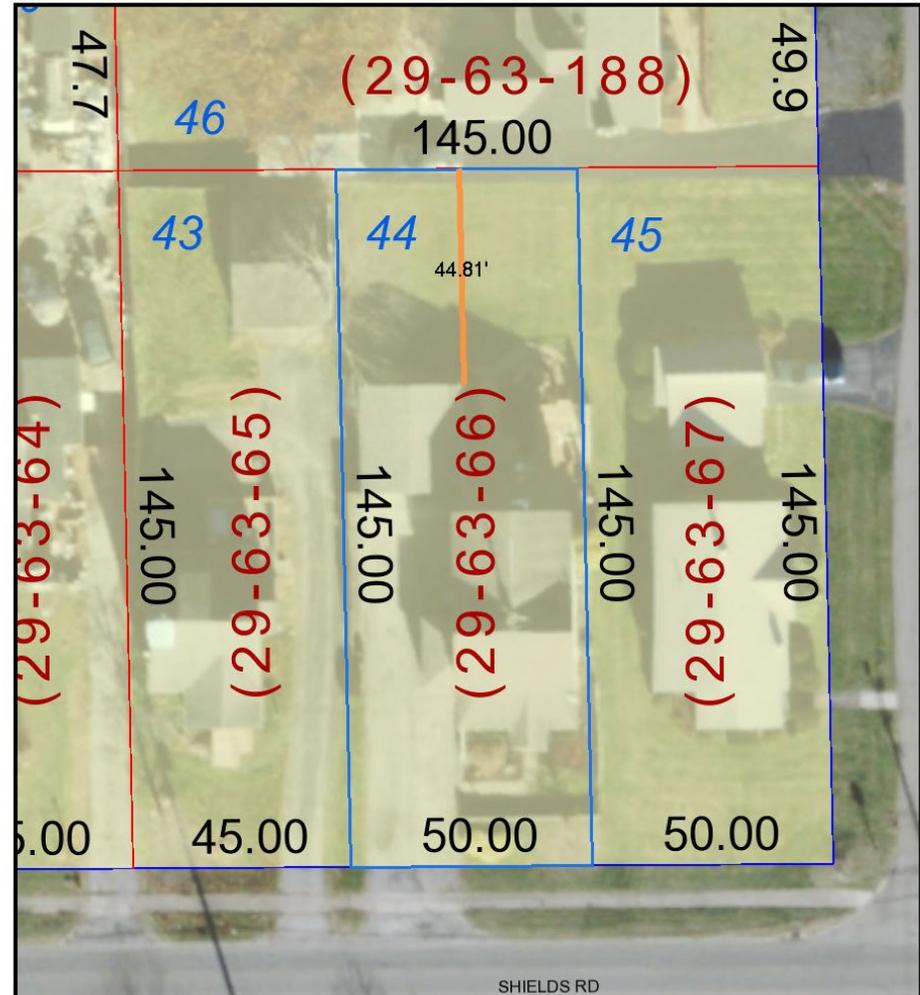
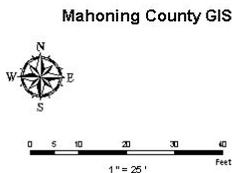
# AC-2020-22 244 Shields Rd.- Area Variance



Map Legend

July 23, 2020

- Search Results: Properties  
Override 1
- DISTRICT LINES**
- CITY-LINE
  - COUNTY-LINE
  - SCHOOL-LINE
  - TOWNSHIP-LINE
  - VILLAGE-LINE
  - DISTRICT INDEX
- BASE MAP PARKS**
- BIKEWAY
  - FAIR
  - PARK
  - PARK/SPECIAL
  - WATER RESERVOIR

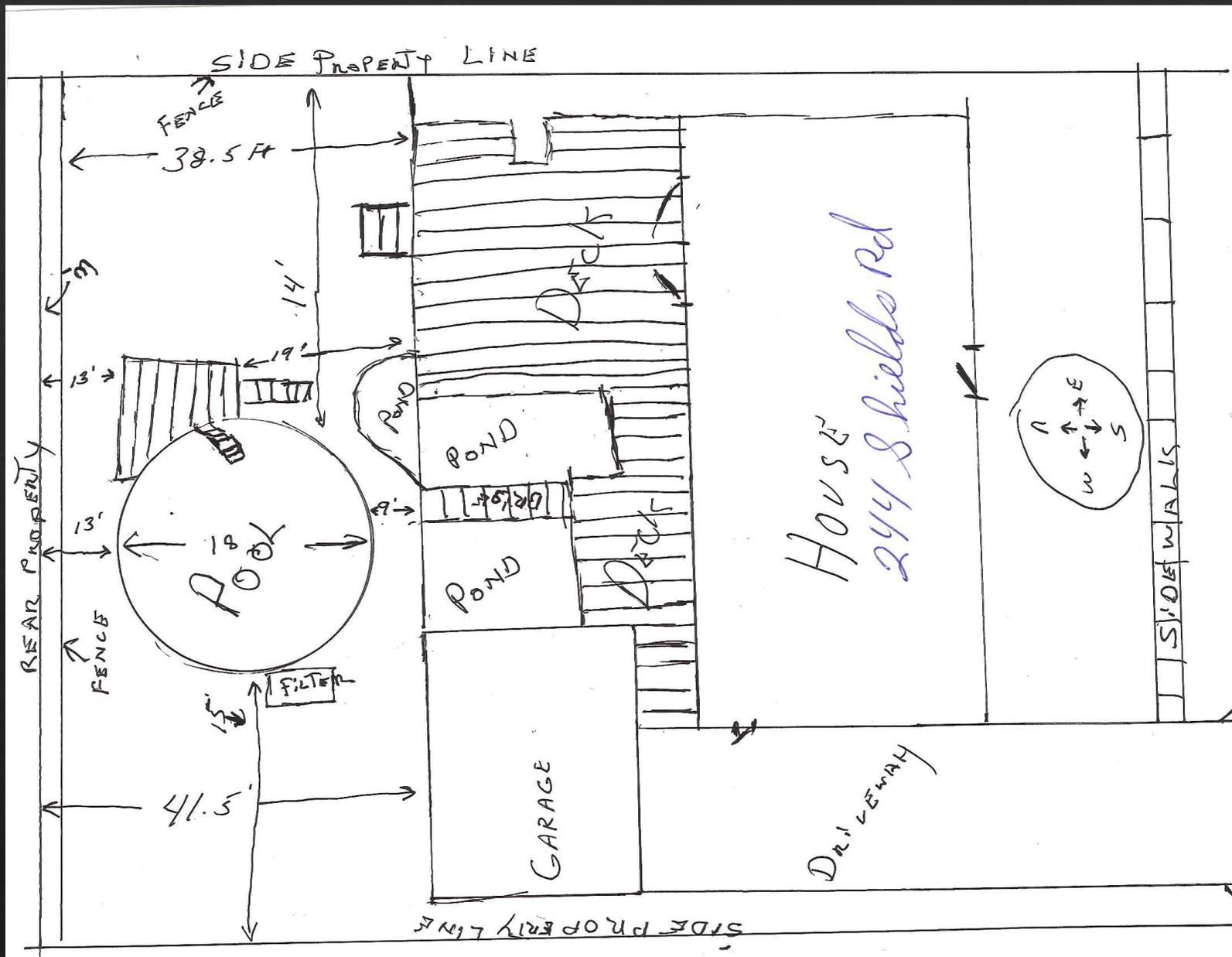


Map Legend

July 23, 2020

- Search Results: Properties  
Override 1
- DISTRICT LINES**
- CITY-LINE
  - COUNTY-LINE
  - SCHOOL-LINE
- Mahoning County GIS
-

# AC-2020-22 244 Shields Rd.- Area Variance



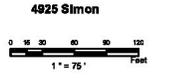
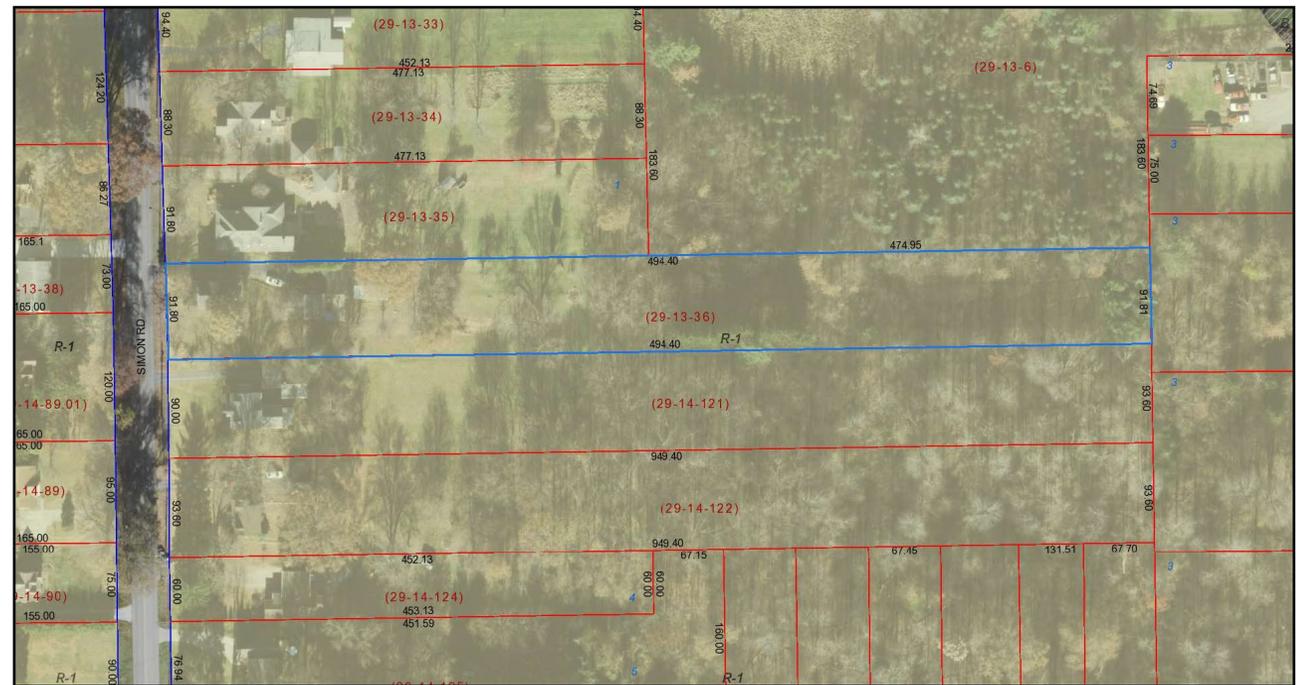
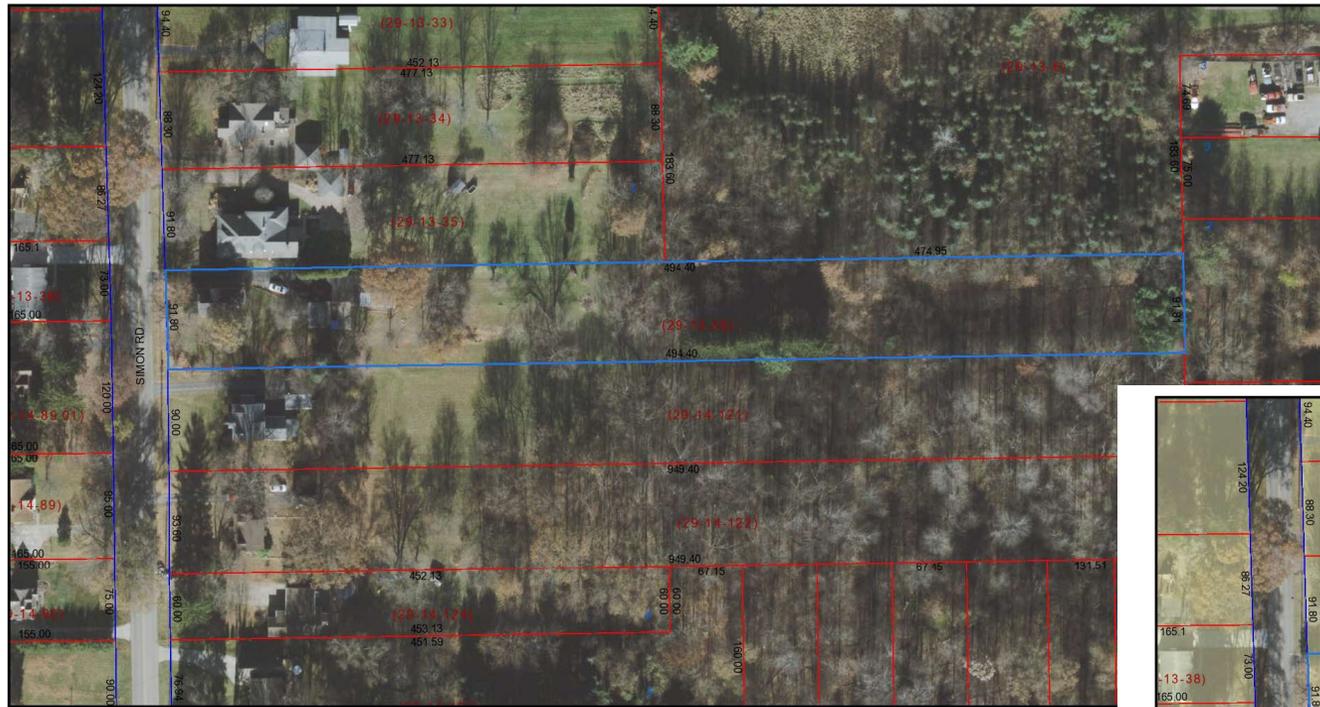
# AC-2020-23 4925 Simon Rd. - Area Variance

## APPEAL CASE AC-2020-23

Ronnie & Jodi Ziadeh, property owners, 4925 Simon Rd., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, D. Private Garages & other outbuildings in order to build a second garage 22 x 24, which would be a third outbuilding on the property. The property is further known as LOT 1 PART SAVILLA HUDSON PLAT, Parcel 29-013-0-036.00-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

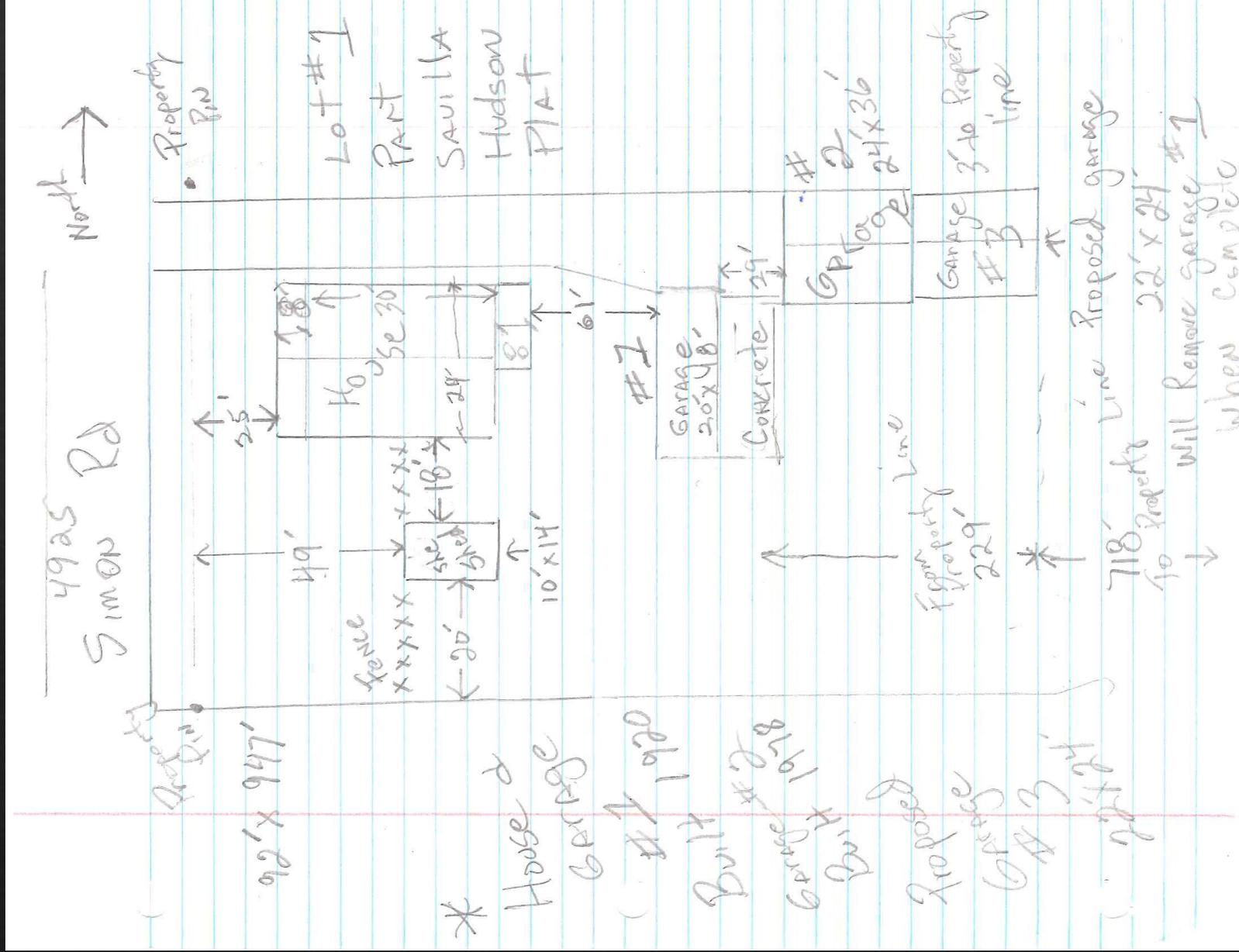
Variance request to add a third outbuilding to the property

# AC-2020-23 4925 Simon Rd. - Area Variance



July 28, 2020

# AC-2020-23 4925 Simon Rd. - Area Variance



# AC-2020-24 566 Pierce Dr.-Area Variance

## APPEAL CASE AC-2020-24

Brian Bruner on behalf of Daniel Miller, property owner, 566 Pierce Dr., Boardman, Ohio 44511, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, F. Open Front, Side, & Rear Porches in order to reduce the setback from twenty (20) feet to fifteen (15) feet for a porch on a corner lot. The property is further known as LOT 209 74 X 143 IRR HERRON HTS REP PLAT 4, Parcel 29-074-0-156.00-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

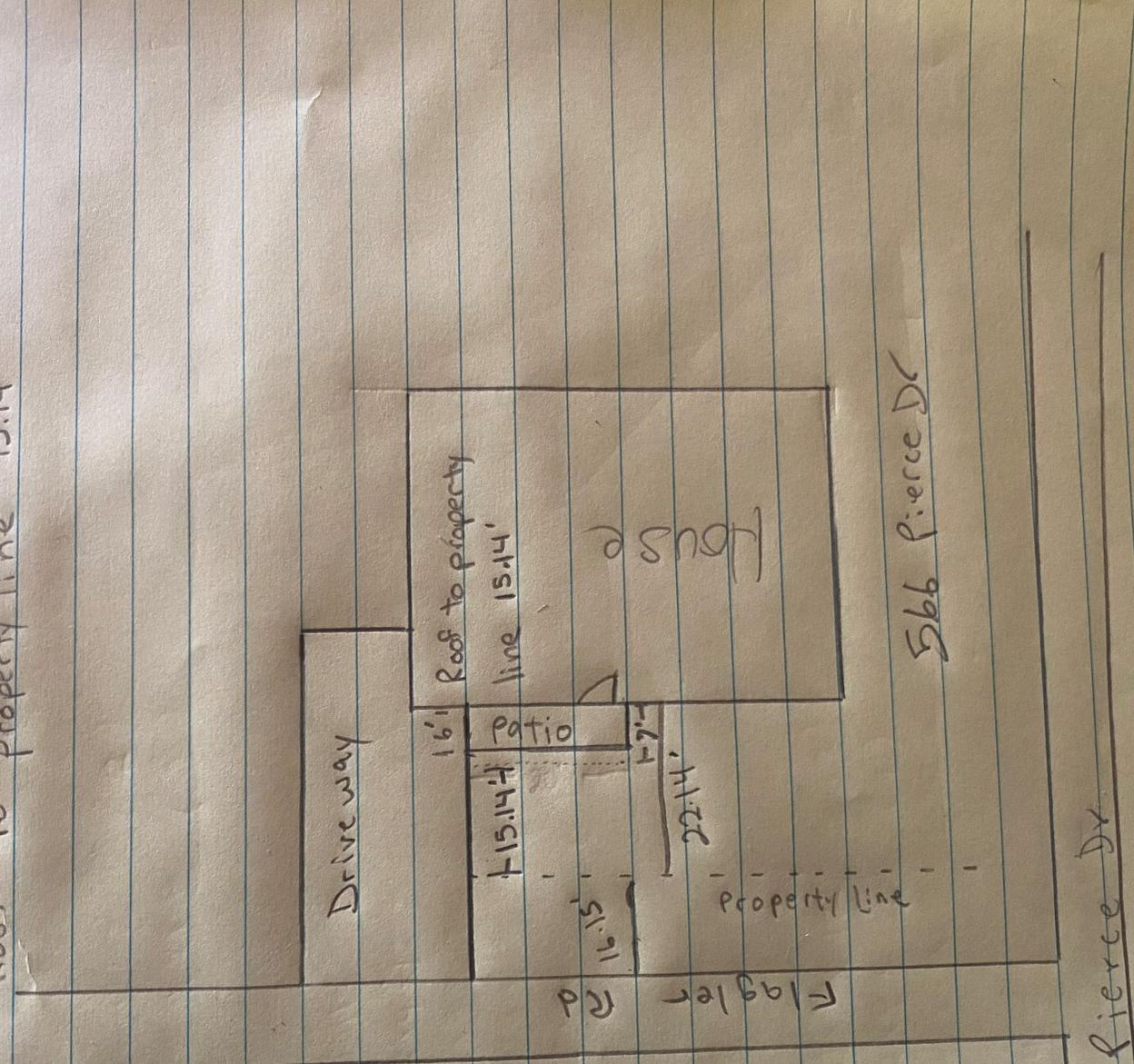
Variance request to encroach 5 feet into the side yard setback on a corner lot



# AC-2020-24 566 Pierce Dr.-Area Variance

## Site Plan

- Shed style roof to cover existing patio
- Roof dimensions 7' x 20'
- Roof to property line 15.14'



# AC-2020-25 8440 Market St.- Conditional Use

## APPEAL CASE AC-2020-25

Serenity Center of Youngstown LLC on behalf of ADZ LLC, property owner, 8440 Market Street, Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article XVI, Administration, I. Conditional Use Regulations in order to allow patients to reside at the location for up to ninety (90) days. The property is further known as GL 15 DIV 3, Parcel 29-096-0-014.00-0. Said property is zoned C-Commercial, in Boardman Township, Mahoning County, State of Ohio.

Variance request to allow patients to reside on site for up to 90 days.

# AC-2020-25 8440 Market St.- Conditional Use



**Map Legend**

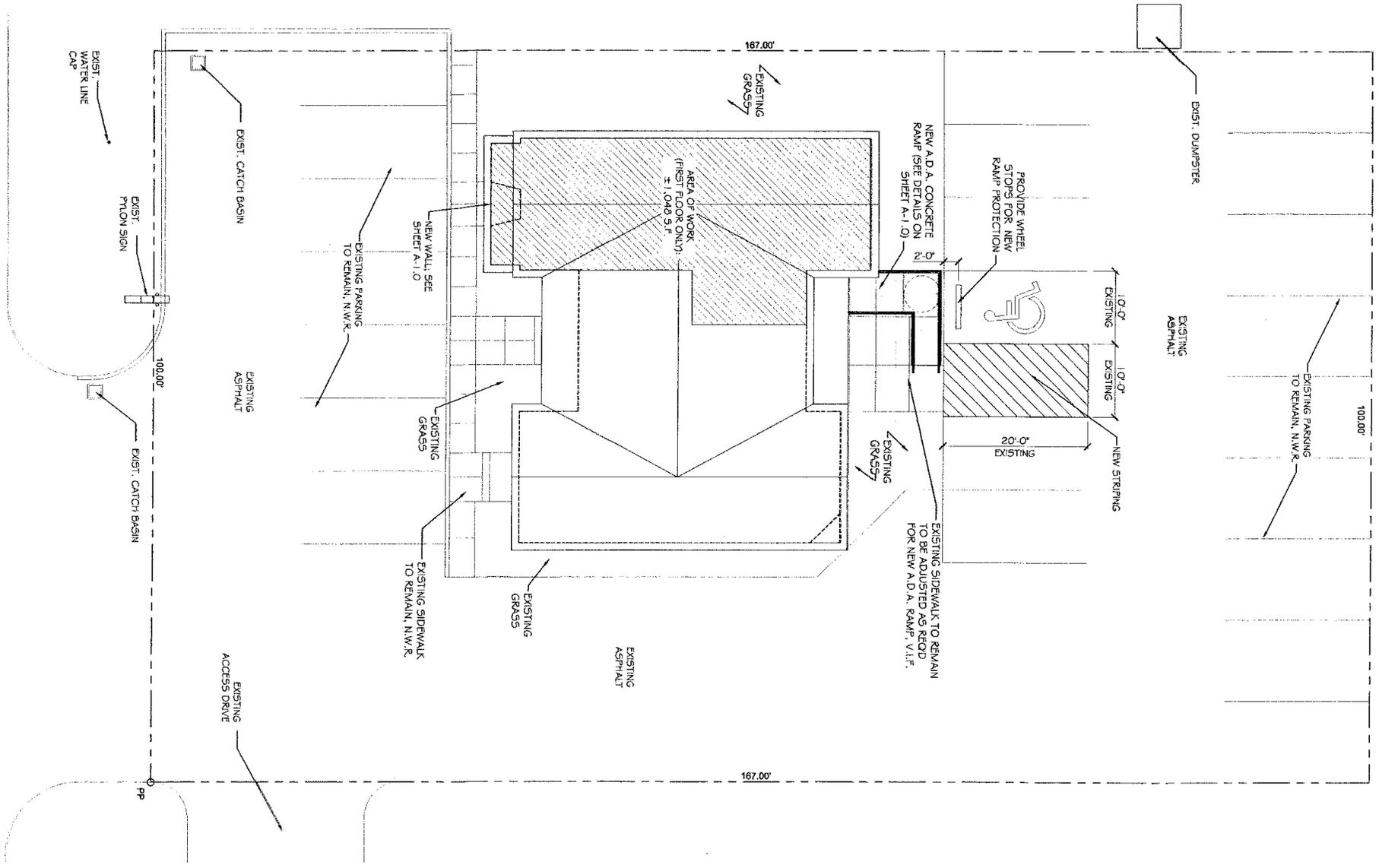
- COUNTY-LINE
- VILLAGE-LINE
- SCHOOL-LINE
- TOWNSHIP-LINE
- DISTRICT INDEX



**Map Legend**

- COUNTY-LINE
- VILLAGE-LINE
- SCHOOL-LINE
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- DISTRICT INDEX

# AC-2020-25 8440 Market St.- Conditional Use



1 FIRST FLOOR PLAN  
C-1.0 SCALE: 1/4" = 1'-0"

# AC-2020-26 96 Buena Vista Ave.- Area Variance

## APPEAL CASE AC-2020-26

Jeffrey & Julie Larson, property owners, 96 Buena Vista Ave., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective October 9, 2019, Article V. Residential R-1, E. Fencing in order to run a six (6) foot high fence in the front yard along the eastern property line. The property is further known as LOT 29 83 X 229 CAILOR BEIGHT REP; LOT 30 83 X 230 CAILOR BEIGHT REP, Parcel 29-005-0-219.00-0; 29-005-0-220.00-0. Said property is zoned R-1 Residential, in Boardman Township, Mahoning County, State of Ohio.

Variance request to allow for 6 foot high fence within the front yard along eastern property line.

# AC-2020-26 96 Buena Vista Ave.- Area Variance



July 28, 2020  
 Mahoning County GIS

**Map Legend**

Search Results: Properties  
 Override 1

DISTRICT LINES  
 — CITY-LINE  
 — COUNTY-LINE

VILLAGE-LINE  
 SCHOOL-LINE  
 TOWNSHIP-LINE

DISTRICT INDEX



July 28, 2020  
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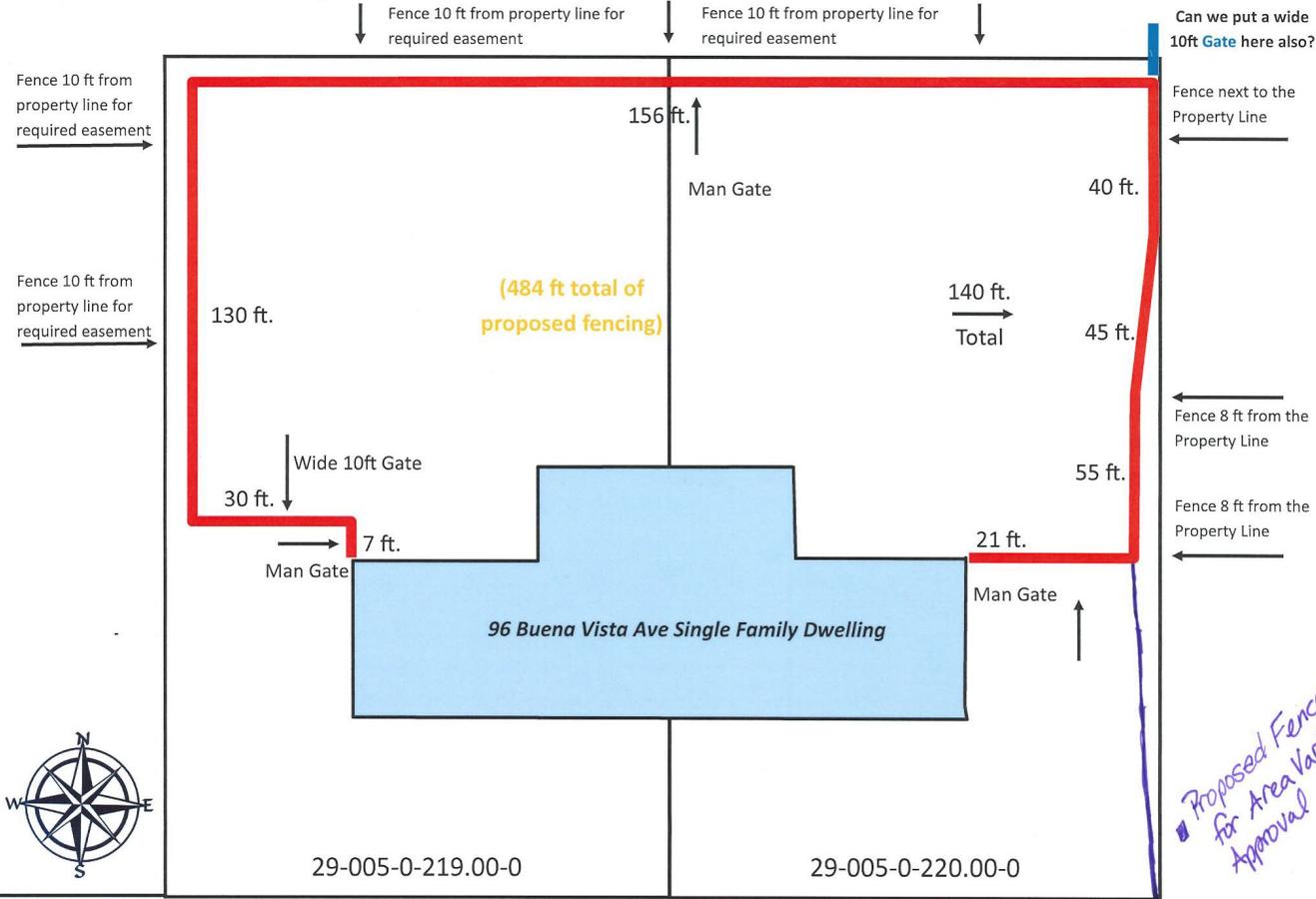
**Map Legend**

Search Results: Properties  
 Override 1

DISTRICT LINES  
 — CITY-LINE  
 — COUNTY-LINE

# AC-2020-26 96 Buena Vista Ave.- Area Variance

*This is a rendering of the back fence that was installed in June 2020*



*Proposed Fence for Area Variance Approval*

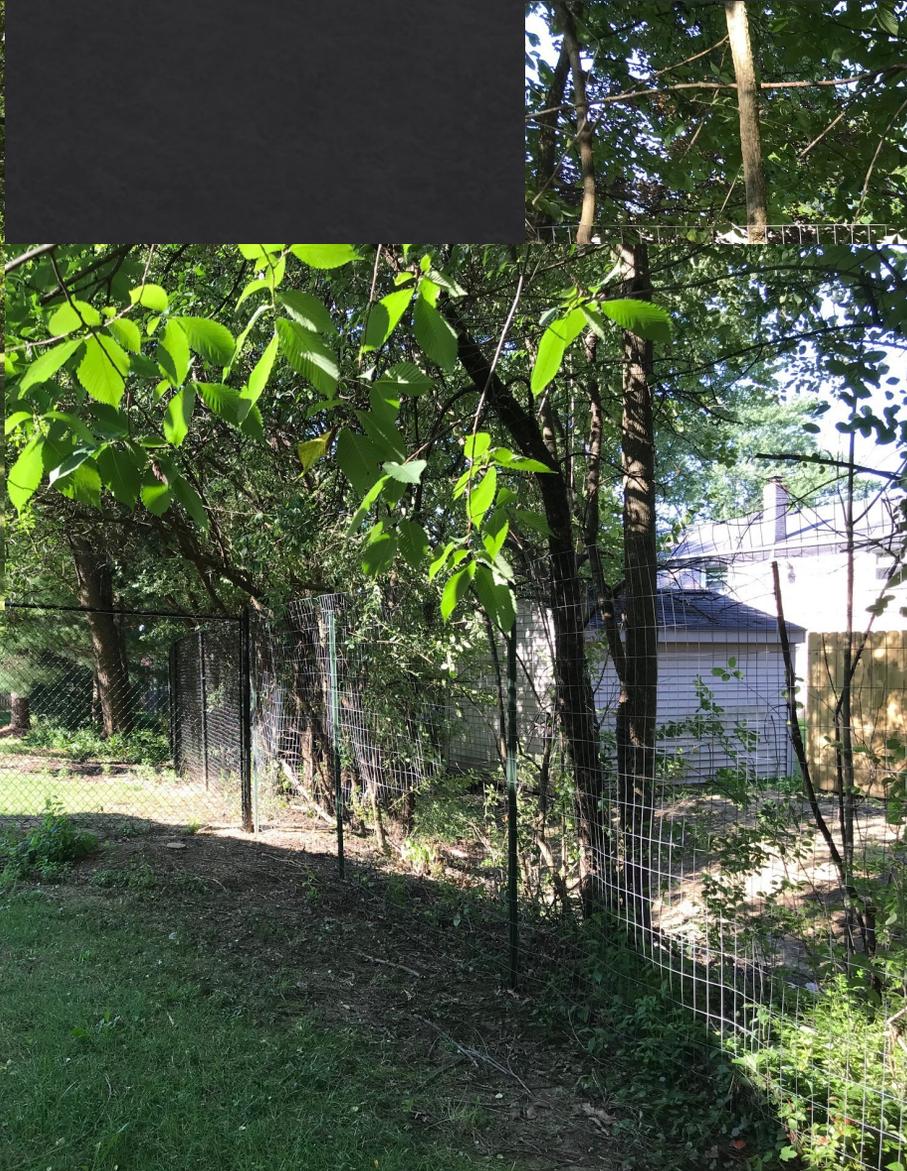
Buena Vista Ave.

\*\*\* This rendering of the property is for the fence estimate and is NOT drawn to scale.\*\*\*

*current*  
Fence Placement



# AC-2020-26 96 Buena Vista Ave.- Area Variance



# AC-2020-26 96 Buena Vista Ave.- Area Variance

