

NOTICE OF PUBLIC HEARING

The Boardman Township Board of Appeals shall hold a Public Hearing on Tuesday, September 19, 2023 at 7:00 PM, go to <https://www.boardmantwp.com/zoning/board-of-zoning-appeals/> for further information for consideration of the following cases:

APPEAL CASE AC-2023-13

Atty. Jason Rebraca on behalf of Raymond & Christine Smith, property owners, 6532 Market St, Boardman, Ohio 44512, appeal of the Boardman Township Planning & Zoning Director's decision titled NOTICE OF UNSATISFIED CONDITIONS OF APPROVAL, VIOLATIONS OF APPROVED PERMITS AND REVOCATION OF PERMIT DUE TO ERROR in the review & application of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 6.01, Section (E) 10 Drive Thru Facilities (b) & Article 11.06 Off Street Loading (C) Location. The decision alleges certain conditions of approval for Zoning Certificate 21-1207 issued December 20, 2021 remain unsatisfied while other improvements were made outside of the conditions of approval and in violation of the standards of the adopted Zoning Resolution. The property is further known as LOT 333 NORTH PART 25 X 169 BOARDMAN PARK ALLT , Parcel 29-065-0-013.00-0. Said property is zoned NMB, North Market Business District, in Boardman Township, Mahoning County, State of Ohio.

APPEAL CASE AC-2023-14

Jeff Ritson of the Falcons Group, business owner, on behalf of Tiffany Plaza Shopping Center LLC, property owner, 7165 Tiffany Blvd., Poland, Ohio 44514, requests a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 12.11 Permanent Signs in Nonresidential Districts (C) Permanent Freestanding Signs (1) to use an existing abandoned pole and sign cabinet with 15' tall pole, exceeding the max allowed 3' high pole by 12'. The property is further known as LOT 2 244.38 X 641.28 IRR MAYO FAMILY PARTN PL, Parcel 30-018-0-046.00-0. Said property is currently zoned RB-Regional Business, located in Boardman Township, Mahoning County, State of Ohio.

APPEAL CASE AC-2023-15

Kenneth & Margaret Cherol, property owners, 6448 Jochman Ct., Poland, Ohio 44514, request a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 6.01 Accessory Use Regulations (C) Size Requirements and Location (2) Number and Size Requirements (a) Table 6.01-1 to add a 1300 sq ft pavilion onto an existing detached garage, exceeding the max allowable outbuilding square footage of 1200 sq ft. The property is further known as LOT 182 64.99 X 360.37 IRR MOUNT VERNON WDS PL 11, Parcel 30-018-0-043.19-0. Said property is zoned R-1A-Residential, in Boardman Township, Mahoning County, State of Ohio.

APPEAL CASE AC-2023-16

Atty. Matthew Giannini on behalf of J. Paul Basinger, property owner, 230 Boardman-Canfield Rd., Boardman, Ohio 44512, appeal of the Boardman Township Planning & Zoning Director's decision titled SIGN PERMIT NOT APPROVED FOR FUSION BARBER SALON in the review & application of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 12.11, Section (C) 7 Permitted Freestanding Sign Standards (d) & (e) & Article 12.13 Non-Conforming Signs (A) Determination of Legal Nonconformity & (B) Loss of Legal Nonconforming Status. The decision was made that the sign permit submitted for Fusion Barber Salon does not meet current regulations as the pole sign has been abandoned for a period of two years & only parcels 400 feet wide or more are allowed to have two pole signs. The property is further known as LOT 480 75 X 188 BDMN PK REP LOT 479 & 480, Parcel 29-066-0-

032.00-0. Said property is zoned GB, General Business District, in Boardman Township, Mahoning County, State of Ohio.

APPEAL CASE AC-2023-17

Atty J Michael Thompson on behalf of Thomas English of ECC Boardman LLC, property owner, 1090 Boardman-Poland Rd., Poland, Ohio 44514, requests a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 11.09 Sidewalks & Sidewalk Connections to a Right-of-Way (A) Public Sidewalks, 1 through 4 to waive the requirement of the recently installed required sidewalk on a redeveloped commercial property. The property is further known as LOT 1 220.66 X 180 IRR UNI-MARTS OHIO LLC PLAT NO 2, Parcel 30-018-0-012.00-0. Said property is zoned RB, Regional Business, in Boardman Township, Mahoning County, State of Ohio.

APPEAL CASE AC-2023-18

Bob Fiorino of Covelli Enterprises, property owner, 5328 Youngstown-Poland Rd., Poland, Ohio 44514, requests a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 6.01 (E) (10) Drive Through Facilities (b) to reduce the two hundred and fifty foot (250') setback from a residential dwelling unit for a drive thru speaker to one hundred and forty foot (140'). A variance is also sought from Article 11.04 (C) Number of Parking Spaces Required (1) (b) To have two additional parking spaces, above the maximum 25% overage of required parking spaces allowed. The property is further known as LOT 4 211 X 250 POLAND CREST, parcel 31-025-0-004.00-0. Said property is zoned GB-General Business and R-1A, Single Family Residential, in Boardman Township, Mahoning County, State of Ohio.

Text and maps of the request may be viewed at the Boardman Township Zoning Office, 8299 Market Street, Boardman, Ohio 44512 Monday through Friday, between the hours of 8:00 AM and 4:00 PM, until time of hearing. **Please call 330-726-4181 or email requests to tkeiran@boardmantwp.com.**

Atty. John F. Shultz, Chairman
Boardman Township Board of Appeals
TJ Keiran, Director of Planning & Zoning

TO THE PUBLISHER: Please publish the foregoing Notice of Public Hearing in the Boardman News on **Wednesday, September 6, 2023**. Send the statement of charges and two (2) copies of proof of publication to:

BOARDMAN TOWNSHIP TRUSTEES
8299 MARKET STREET BOARDMAN, OHIO 44512