

## **NOTICE OF PUBLIC HEARING**

The Boardman Township Zoning Commission will conduct a Public Hearing on the following amendments to the Boardman Township Zoning Resolution and Township Zoning Map on Tuesday, February 20, 2024 at 5:30 PM at the meeting room in the Boardman Township Fire Department located at 7440 Market St. in Boardman Township 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, 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-through speaker to sixty-five feet (65'). The property is further known as Mahoning County Tax Parcel ID 29-065-0-013.00-0. Said property is zoned NMB, North Market Business District, in Boardman Township, Mahoning County, State of Ohio. This is a continuance of the hearing that began on September 19, 2023 as an 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 hearing that was then combined with the Variance request during a hearing on October 17, 2023. This case was continued to provide the parties time needed to obtain cost estimates for potential improvements that may resolve the outstanding issues.

### **APPEAL CASE AC-2023-22**

Mr. Scott Cresswell of of FM Storage Youngstown, LLC, has submitted for a Conditional Use Permit to expand the existing storage operation located at 472 Boardman Canfield Road by converting existing Boat/RV outdoor storage space into self-storage units. The property is further known as Mahoning County Tax Parcel ID 29-067-0-066.00-0. Said property is zoned GB-General Business. Per the terms of the Boardman Township Zoning Resolution effective January 1, 2021, Article 13.05(E), Expansion of a Nonconforming Use.

### **APPEAL CASE AC-2023-23**

JM Civil Engineering, LLC, representing property owners Butterfli Holdings 046 LLC and Brad Bloomberg, requests a Conditional Use Permit in order to locate a Take 5 Drive-through express oil change facility at 34 Boardman Poland Road in Boardman Township. The property is further identified as Mahoning County Tax Parcel ID numbers 29-005-0-003.00-0 and 29-005-0-004.00-0. Said property is zoned GB-General Business. Per the terms of the Boardman Township Zoning Resolution update A-2023-04, effective September 28, 2023, Section 6.01(E)(10)(a) requires a Conditional Use Permit for any Drive-through use adjacent to a Residential zoned property, which this is. The applicant also requests a Variance from the requirement of Boardman Township Zoning Resolution Section 6.01(E)(10)(c), in order to locate the accessory trash receptacle in the front yard. This hearing is continued from December 19, 2023.

File materials may be viewed at the Boardman Township Boardman Township Fire Department located at 7440 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 330-716-0151 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, February 7, 2024**. Send the statement of charges and two (2) copies of proof of publication to:

BOARDMAN TOWNSHIP TRUSTEES  
8299 MARKET STREET BOARDMAN, OHIO 44512