

NOTICE OF PUBLIC HEARING

The Boardman Township Board of Appeals shall hold a Public Hearing on Tuesday, April 16, 2024 at 7:00 PM at the Boardman Township Administrative building meeting room, 8299 Market Street, Boardman, OH 44512 to hear the following cases:

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. This is a continued agenda item from the February 20, 2024 meeting date because the applicant requested additional time to amend the project design.

APPEAL CASE AC-2024-04

Mr. Tom Scala of 36 Chambers Grappling Academy, representing property owner Harbor Properties, requests a variance for the property located at 7050 Market St., Suite #102 in order to have window signs in excess of 50 percent of the window area as required by Boardman Township Zoning Resolution Section 12.11(A)(1) which reads: Window signs shall not occupy more than 50 percent of the window area of any ground floor window areas. The property is further identified as Mahoning Tax Parcel ID # 29-066-0-055.00-0 and is located within the RB, Regional Business, zoning district. This is a rescheduled agenda item from the March 19, 2024 meeting date because the applicant could not attend during that meeting time.

APPEAL CASE AC-2024-05

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 Section 11.06(C), OFF-STREET LOADING LOCATION, in order to satisfy the requirement to provide a permanently paved and maintained area for standing, loading and unloading of delivery vehicles for the restaurant. The property is further known as LOT 333 NORTH PART 25 X 169 BOARDMAN PARK ALLT , Parcel 29-065-0-011.00-0. Said property is zoned NMB, North Market Business District, in Boardman Township, Mahoning County, State of Ohio.

APPEAL CASE AC-2024-07

David Ho and Lisa Ng, representing property owner American Scholar LTD, request a Conditional Use Permit in order to operate a Group Home at 365 E. Midlothian Blvd. Youngstown, OH 44507 (unincorporated Boardman Township) in accordance with provisions of Boardman Township Zoning Resolution Section 4.08(B)(4). As proposed, the Group Home will be operated by the Andrea Mahone Foundation as a community transitional facility for previously incarcerated individuals through a contract with the Ohio Department of Rehabilitation and Correction. The proposal also includes a request to provide housing for displaced veterans through a contract with the U.S. Department of Veterans Affairs. The property is further known as LOT 2 54 X 150 HARRIET SMITH PLAT, Mahoning Tax Parcel ID # 29-011-0-024.00-0. Said property is zoned R-2, Attached Residential District.

Text and maps of the request may be viewed at the Boardman Township Administrative building, 8299 Market Street, Boardman, OH 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, April 3 2024**. Send the statement of charges and two (2) copies of proof of publication to:

BOARDMAN TOWNSHIP TRUSTEES
8299 MARKET STREET BOARDMAN, OHIO 44512