

PARKMAN TOWNSHIP BOARD OF ZONING APPEALS  
April 13, 2021

Members present: Rich Hill, Dennis Coz, Timothy Musson and Jan Helt, Secretary

Meeting called to order by acting Chairperson Rich Hill at 7:00pm.

**Mr. Hill** asked for a motion to waive the reading of the minutes until after the appeal.  
Mr. Musson motioned seconded by Mr. Coz.

There is one appeal to be addressed by the Board at this meeting:

- 2021-16143

**Ms. Hill** administered Oath of Truthfulness to all present who wished to speak during this hearing.

Mr. Hill explained the agenda of the meeting to all in attendance.

Appeal 2021-16143 was called.

This application submitted by Rod Ziegler appellant, 15818 Agler Road Parkman Township, is requesting an Area Variance from the Parkman Township Zoning Resolution for property located at, 16143 Main Market Road Parkman Township, Ohio which shall be in accordance with all of the applicable regulations for the District and the following regulations: ARTICLE 1V Section 405.6 A and B.

**Applicant Explanation for requesting variance to Parkman Township Zoning Resolution:**

**Mr. Ziegler** explained he wanted to put up an 8 ft. awning onto the front of his building. He stated that they wanted to put out some lawn chairs and things of that nature under the awning. It's just a basic awning if you look at the pictures that will give you an idea of what it looks. It will make the building look better. The frontage is out of compliance it is 39 feet, 31.8 feet plus 8 from the right of way from 422. The east side will not have an awning, but it is actually 107 feet from the right of way. That is why we need the variance.

**Opened Floor to Public:**

**Ms. Wojtasik spoke** in support of what Mr. Ziegler is doing. She feels proposed awning will make the building look nicer than it already does.

**Opened floor to the Board**

**Mr. Hill** stated the distance should be 75 feet the building has been non-compliant since probably the 1950 again it maybe before zoning. It is 31.8 almost 32.

**Mr. Byler** stated that the concrete pad is 43 feet from the curb.

**Mr. Musson** asked if the storage barns will still be sold there.

**Mr. Ziegler** stated yes the barn business will still be there and continue to sell the same stuff.

**Mr. Hill** said he feels the awning will make the building look better.

**Mr. Byler** said that the BP building built years ago is also exactly 43 feet from the right of way and many other buildings in Parkman are 31.8-32 feet away the same as Mr. Ziegler's building.

**Mr. Hill** asked about the pad-if it was added on.

**Mr. Ziegler** said it was added on.

**Mr. Coz** asked if the gasoline tanks were removed.

**Mr. Ziegler** said yes they were.

**Mr. Hill** led the Board in considering the following issues:

- 1) Is there a reasonable return or beneficial use without the Variance?  
**Yes there is a reasonable return without the variance.**
- 2) Is the variance substantial? **Yes it is substantial...**
- 3) Would adjoining properties suffer or be altered? **No they would not suffer.**
- 4) Is variance averse to providing government services? **No it is not.**
- 5) Was purchase of property with knowledge of the restrictions? **Yes, it was always non-compliant...**
- 6) Can predicament be obviated by means other than by variance? **Yes.**
- 7) Would the spirit and intent of the zoning be upheld? **Yes it definitely would be upheld by giving him the variance.**

Mr. Hill asked for any other questions or comments from the Board members, closed that portion of the meeting and asked for a roll call on the motion to grant the variance.

ROLL CALL:

Rich Hill - **YES**  
Timothy Musson **YES**  
Dennis Coz- **YES**

