



**CITY OF TALLMADGE  
BOARD OF ZONING APPEALS  
MEETING SUMMARY**

January 12, 2021

7:00 p.m.

Virtual Meeting

*As permitted by House Bill 197- extended by HB 404, this meeting was held via videoconference and/or teleconference only and was live-streamed  
Per the RC-2 Schedule, meeting recording and communications will remain on file in the Planning and Zoning Department*

I. Call to Order

Chair Richean Kuzior called the meeting to order at 7:00 pm.

II. Pledge of Allegiance

III. Roll Call

Commission Members present: Richean Kuzior  
Melanie Bushey  
Chuck Victor  
Tim Gregg

**A motion to excuse Mr. Schunk was made by Mrs. Kuzior and seconded by Mrs. Bushey.**

All members present voted in favor. (4-0)

Administration present: Dave Kline, Mayor  
Megan Raber, Law Director  
Helene Hussing, Planning & Zoning Manager

IV. Approval of Minutes

**A motion to approve the December 8, 2020 minutes as written was made by Mr. Victor and seconded by Mrs. Bushey.**

All members present voted in favor. (4-0)

V. Election of Officers

**A nomination for Chuck Victor as chair was made by Richean Kuzior and seconded by Mr. Gregg.**

No other nominations were made.

All members present voted in favor. (4-0)

**A nomination for Richean Kuzior for vice chair was made by Mrs. Bushey and seconded by Mr. Victor.**

No other nominations were made.

All members present voted in favor. (4-0)

VI. Cases

**Case # 1048**

Case continued from December 8, 2020

**Luke Gauntner**, applicant  
**Cynthia Liptak**, owner  
**485 N Thomas Rd**

- For review and determination

Public Hearing opened at 7:12 pm.

The representative for this case, Luke Gauntner, was sworn in.

Mr. Gauntner presented the plan according to the new submitted plans.

*Additional questions/comments from the Board with answers*

- Q: What changes were made from last meeting. A: Brought total square footage down to 3,200 instead of 3,600. Took 500 sf off of proposed building and heavily modified the design.
- Q: Your intention is to keep the existing garage. A: Yes. 2 reasons for this, 1 to screen the proposed garage and 2 to keep that 1<sup>st</sup> floor usable space.
- C: We want to get the square footage down. Suggestion was to tear that existing garage down. We didn't have a problem with the square footage of the proposed building, just the total of the proposed and existing together.
- Q (from applicant): If I tear the existing garage down, what is the max square footage you would be ok with. 3,000? A: That would defeat the purpose. That's over 3 times the allowed square footage.
- C: Applicant asks about adding on to existing house and possibly connecting the garage. A: That is allowed. Garage cannot be connected by a breezeway.
- Q: Have you gone through and looked at exactly how much room you actually need. A: Yes. We want to have everything in 1 location.
- Q: You are not storing your landscaping equipment in these buildings. A: No.
- Q: Do you someone to build this. A: Yes, I have someone in mind.

*Public Comment*

A memo from Planning & Zoning stating a call was received from the property owner at 469 N Thomas road with no objections to the request was read into the record.

*No residents registered to speak.*

Public Hearing closed at 7:45 pm.

**The following motion was made by Mr. Victor and seconded by Mrs. Bushey.**

**I move to approve the variance request for applicant Luke Gauntner for the property located at 485 N. Thomas Rd., Tallmadge, OH for the variance requested from Subsection 1155.03 (c) accumulative area for all accessory buildings shall not exceed 900 square feet; variance requested to allow additional 1,600 square feet [to allow 2,500] upon the showing based on plans submitted and dated November 11, 2020 and revised January 5, 2021 and the evidence presented. This approval is predicated on the demolition of the existing 1,200 SF structure on the property. Said structure to be removed within sixty days of the issuance of the occupancy permit for the new building.**

**1. That the strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Zoning Code.**

**2. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district or neighborhood.**

**3. The granting of such a variance will not be of substantial detriment to the public interest or to property or improvements in such district in which the variance is sought and will not materially impair the purpose of this Zoning Code.**

All members presented voted in favor. (4-0)

VII. Adjournment

**A motion to adjourn was made by Mrs. Kuzior and seconded by Mrs. Bushey.**

All members in favor. (4-0)

Meeting adjourned at 7:51 pm

Respectfully submitted,

  
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Kelli Funk, Secretary

  
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Chuck Victor, Chair