

Harlem Township Board of Zoning Appeals
3883 South State Route 605
Galena, OH 43021

February 20, 2023

Chair Keith Campbell, called the hearing for HTBZA 23-01 to order at 7:35 p.m. Mr. Campbell asked for the roll to be called.

Members Present: Keith Campbell, Jim Steelesmith, Bill Gallagher, and Kyle Farris
Zoning Director: Absent
Public Present: Fran Rocco, 11190 Orchard Rd., Galena
Stacey Dettwiller, 9250 Cupstone Dr., Galena
Mike Jones, 9691 Covan Dr., Westerville
Tom Brown, Romanelli and Hughes
Ron Phillips, 10931 Orchard Rd., Galena
Bob Singer, Via Zoom

Mr. Campbell explained the procedures for the hearing.

Mr. Campbell asked that all that wished to speak be sworn in.

Mr. Campbell asked if there were questions on the procedures, there being none the hearing proceeded.

Mr. Campbell asked if there were any exemptions by Board members; there were none.

Mr. Campbell stated that the public notice was properly advertised in the paper on record.

PUBLIC NOTICE

The Harlem Township Board of Zoning Appeals is being asked to consider the following:

Francis Rocco, 11190 Orchard Road, Galena, Ohio 43021, is seeking a variance permit to add additional rooms to the property.

The property is 11190 Orchard Road, Galena, Ohio 43021, Parcel ID # 316-230-01-003-000.

The hearing is scheduled for Monday, February 20, 2023, at 7:35 p.m. at the Harlem Township Firehouse, 3883 South State Route 605, Galena, Ohio 43021. The hearing is open to the public. The hearing will also be available via Zoom. Please login to the Harlem Township website for access to the hearing.

The application and accompanying documents are on display at the rear door of the Harlem Township Firehouse, 3883 South State Route 605, Galena, Ohio 43021.

Keith Campbell, Chair

Mr. Campbell stated that the list of adjoining property owners was found to be complete.

Mr. Campbell noted that the adjoining property owners were notified by first class mail.

Mr. Rocco presented the statement of his request. Mr. Rocco stated that he was asking for a variance to put a room on the front of the house; this would be a 25% expansion of the house.

Mr. Campbell asked if the plan was to enclose the two front patio areas on the left and right sides. Mr. Rocco answered that yes, it is the plan.

Mr. Campbell asked what type of construction materials would be used.

Mr. Rocco replied it would be a normal stick build. Mr. Rocco supplied the updated setback measurements that were asked for when the application was presented.

The Board reviewed Section 24.03 of an enlargement of a nonconforming use.

Mr. Campbell asked if any public present had questions about the application. There were not any questions.

Mr. Campbell closed the public portion of the hearing.

Mr. Campbell asked if any Board members had any questions. There were not any questions.

Mr. Gallagher made the motion to approve HTBZA 23-01 to allow a 25% square foot addition to the front of the house at 4653 Harlem Road Galena, Ohio 43021. This is to enclose two front porch areas that will not encroach the existing front setback and align with the existing side setbacks of the house. Owner to get all building permits. Mr. Steelesmith seconded the motion. Mr. Campbell called for a voice vote. The motion carried unanimously.

Mr. Farris made a motion to adjourn the hearing. The motion was seconded by Mr. Steelesmith. Mr. Campbell called for a voice vote. The motion was carried unanimously. The hearing of the HTBZA 23-01 was adjourned at 7:50 p.m.

Respectfully submitted,

Amanda Hughes, administrative assistant

Keith Campbell, Chair

Jim Steelesmith, Vice Chair