

**RECORD OF PROCEEDINGS**  
**BOARD OF ZONING APPEALS - SAYBROOK TOWNSHIP**

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

SEPTEMBER 16, 2013

20

**Case No. 130916**  
**Richard F. Trice, Debra S. Trice**  
**James C. Pearson, Judith Pearson**  
**6427 Lake Road West**  
**Ashtabula, OH 44004**

The Open Public Hearing of the Saybrook Township Board of Zoning Appeals was called to order at 5:30 pm by Chairperson Gilda McQuoid with Board Members: Greg Strnisa, Kathleen Kennedy, Dean Moore, seated on the Board, Zoning Inspector Robert Vaughn representing the Saybrook Township Trustees, Township Secretary Lori Punkar, Court Reporter Terri Bloom Tisch, Applicants Richard Trice, Debra Trice, James Pearson, Judith Pearson, Attorney for Applicants Gary Pasqualone and Public: Lora Morris, Karen Schwarz, Grant Brockway, Bill Olin and Joe Chiacchiero present at Saybrook Township Administrative Offices, 7247 Center Road, Ashtabula, Ohio 44004. Board Member Raymond Thomas, 1st Alternate Jeff Freeman and 2<sup>nd</sup> Alternate Gloria Baum were not present; therefore no vote will be reflected for them.

The following minutes reflect action taken by this Board. The recording of this meeting is on file at the Administrative Office. More detailed information can be obtained by listening to it at our office (job #205). The Public Hearing was also being recorded by Court Reporter Terri Bloom Tisch who was hired by Saybrook Township and anyone wishing a full transcript may request one and pre-payment will be made based on the number of pages.

Chairperson McQuoid led the assembly in "The Pledge of Allegiance".

A roll call of Members was taken, the following were present: Kathleen Kennedy, Greg Strnisa, Dean Moore and Gilda McQuoid.

Chairperson McQuoid stated that the hearing is being recorded for record purposes only, if anyone is recording, please so state for the records. No public stated they were recording.

Chairperson McQuoid stated that this public hearing is being held pursuant to Section 519.14 and 519.15 of the Ohio Revised Code and Section 546 of the Saybrook Township Zoning Resolution.

Chairperson McQuoid stated that the matter is before the Board upon a request for an Area Variance filed by Gary L. Pasqualone, Attorney for property located at 6427 Lake Road West, Saybrook Township.

The legal ad ran one time only, on September 5, 2013 in The Star Beacon as follows: The Board of Zoning Appeals of Saybrook Township, Ashtabula County, Ohio gives notice that a Public Hearing will be held on the 16<sup>th</sup> day of September, 2013 at 5:30 pm at the Township Administrative Building located at 7247 Center Road, Ashtabula, Ohio on an Appeal for Variance in reference to the following property:

Owners: Richard F. & Debra S. Trice and James C. & Judith Pearson  
Applicant: Gary L. Pasqualone, Attorney

Property Address: 6427 Lake Road W., Ashtabula, Ohio 44004

Permanent Parcel No: 480381000500, 480381000600, 480381000700, 480381001000, 480381001300, 480381000800, 480381001100

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Description of Application: Appeal for Variance (Area) to reduce the frontage requirement of 100 feet to a lesser amount on each of the above stated Permanent Parcel Numbers.

A copy of the Appeal is on file with the Board of Zoning Appeals and is available for inspection at the Township Administration Building located at 7247 Center Road, Ashtabula, Ohio between the hours of 8:00 am to 4:30 pm, Monday through Friday. All persons have a right to appear in person or by representation to question the owner or give testimony. By Order of Board of Zoning Appeals by Gilda McQuoid, Chairperson

Chairperson McQuoid asked Secretary Lori Punkar if all parties in interest listed in the Notice of Appeal were served with written notice of the Public Hearing by regular U.S. mail and she stated they were.

Chairperson McQuoid read the Notice of Appeal of Decision which stated the following:  
Property Owner/Leaseholder: Richard F. Trice, Debra S. Trice, James C. Pearson,

Judith Pearson

Property Address: 6427 Lake Road West, Ashtabula, Ohio  
Auditor's Parcel ID#: 480381000500, 480381000600, 480381000700, 480381001000,  
480381001300, 480381000800, 480381001100

Appeal for Variance - lot area, width, size, height, set back or buffer requirements  
List Attachments: B and D

Chairperson McQuoid stated: The Board will now take testimony and evidence in favor of or in opposition to the applicant's Appeal for an Area Variance for Richard and Debra Trice and James and Judith Pearson. In order to receive testimony and evidence in an orderly fashion the following procedure will be used:

- First, we will take the testimony of the Applicant. They will be sworn in and will present their testimony and evidence subject to questions of the Board and cross-examination and then will take testimony of anyone wishing to testify in support of the Appeal, subject to questions of the Board and cross-examination.
- Upon conclusion of the testimony in favor of the Applicant, those parties wishing to testify and present evidence in opposition to the Appeal will testify.
- Each part wishing to testify shall raise their hand, be recognized by the Chairperson, stand, be sworn under oath or affirmation, state their name and resident address and then present their testimony, subject to questions of the Board and cross-examination.

Gary Pasqualone, Attorney for Applicants, gave testimony in regard to the application.

Chairperson McQuoid swore in Applicant James Pearson and he gave testimony in regard to the application.

Chairperson McQuoid swore in Grant Brockway and he gave testimony in favor of the application.

Chairperson McQuoid asked if there was anyone else that would like to give testimony in favor of or opposition to the application.

Chairperson McQuoid swore in Lora Morris and she gave testimony in regard to the application.

There was some discussion between Chairperson McQuoid, Lora Morris, Zoning

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Inspector Robert Vaughn and Attorney Gary Pasqualone regarding who was notified and not notified of the public hearing.

#1 Greg Strnisa moved resolution, seconded by Kathleen Kennedy to close the meeting to further testimony and go into Executive Session for deliberation and consideration of the evidence at 5:52 pm.

Roll Call Voting: Kathleen Kennedy Yes  
Greg Strnisa Yes  
Dean Moore Yes  
Gilda McQuoid Yes

#2 Kathleen Kennedy moved resolution, seconded by Dean Moore to return to Regular Session at 6:12 pm.

Roll Call Voting: Kathleen Kennedy Yes  
Greg Strnisa Yes  
Dean Moore Yes  
Gilda McQuoid Yes

#3 Greg Strnisa moved resolution, seconded by Kathleen Kennedy to continue this hearing on October 7, 2013 at 5:30 pm to allow the Board more time to digest all the testimony because of the complexity of the Appeal and the number of parcels involved. In the meantime a site plan would need to be drawn to scale and submitted to Zoning.

Roll Call Voting: Kathleen Kennedy Yes  
Greg Strnisa Yes  
Dean Moore Yes  
Gilda McQuoid Yes

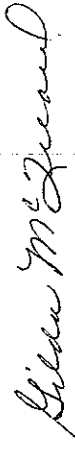
Attorney Pasqualone then submitted to Chairperson McQuoid a large site plan drawn to scale. She will have copies made and will submit to Zoning and the Board for their review.

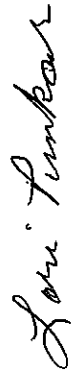
#4 Greg Strnisa moved, seconded by Kathleen Kennedy to adjourn the meeting at 6:17 pm.

Voting: Kathleen Kennedy Yes  
Greg Strnisa Yes  
Dean Moore Yes  
Gilda McQuoid Yes

The meeting was adjourned.



  
Gilda McQuoid, Chairperson

  
Lori Punkar, Township Secretary