

**SAGAMORE HILLS TOWNSHIP
ZONING BOARD OF APPEALS MEETING**

Wednesday, November 9, 2021– media notified

The Meeting was called to order at 7:04 p.m. Present were Alan DiGirolamo, Frank Gambosi, Jeff Spangler and Tim Black.

Alan DiGirolamo served as Chair. Jeff Snell swore in the two witnesses who took the Oath.

Mr. DiGirolamo asked Ms. Drabicki if she wanted to address the Board and she provided a summary of the materials she submitted on November 3, 2021, explaining the difficulty and hardship and her work with Brian Rossi of Rossi Landscaping. She reviewed Attachment B which has been updated to show the addition of six (6) staggered Norway Spruce, five (5) in a grouping, plus an additional tree. She explained that Mr. Rossi told her that it is difficult to obtain trees of certain caliber during this time, but they were hopeful to receive trees at 8-9 feet in height, if available. She said she had these trees in her rear yard which grow approximately 1-2 foot per year. Her current trees are about 15 feet high. She explained why her and her husband selected the Norway Spruce. She also indicated that they had already planted Arborvitae behind the area where the accessory structure is located. These were put in earlier this year and run along the back. Mr. Spangler and Mr. Black asked specific questions about location which was explained by the applicant. Mr. Gambosi asked about how the 8-9 feet is measured, whether it includes the ball of the tree or not. The applicant explained that the ball was generally not included. They expected these trees to not be put in until the spring because of the need to pour concrete and finish the structure. Discussion was had about the immediate need to screen and for maintenance and perpetuity. Mr. Spangler explained he wanted the view from the street to be blocked and believed that this would be accomplished by the installation. Dwight Chasar, a member of the Sagamore Hills Township Zoning Commission explained it would be nice to have used a native species although he acknowledged he even has some of these trees because of their qualities.

It was moved by Gambosi and seconded by Spangler to approve the appeal of Edward S. Ostry and Christine A. Drabicki, married, dated September 21, 2021, and subsequent submissions dated November 3, 2021, to allow an area variance for the construction of an accessory building outside the sight line of the rear lot as defined by the front and rear corners of the widest section of the residence, subject to the following conditions: (1) The construction of one 12' by 16' (192 square foot) accessory structure not to exceed 12' in height to be used as an outdoor living space with three sides open with no more than window screening. (2) Installation of six (6) Norway Spruce trees staggered at an initial height of 8' to 9', if available (but at least 7 feet in height), on the south side of residence to create a living fence per *Attachment B Updated November 3, 2021*. These trees shall be maintained and replaced by applicants and subsequent owner(s) within three months if they become unhealthy to create a living fence between the accessory structure and street to screen the structure from street view. (3) Applicants obtaining any additional necessary approvals from Red Hawk Homeowners' Association, Inc. (4) The recording of these conditions upon the parcel. A roll call showed all in favor and the motion was approved, November 9, 2021.

Having no further business, the meeting was adjourned at 7:45 p.m.