

305- APPEALS FROM DECISIONS OF THE ZONING INSPECTOR

Appeals to the Board of Zoning Appeals may be taken by any person, firm, or corporation, or by any officer of the Township adversely affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) days after the decision by filing with the Board of Zoning Appeals a Notice of Appeal specifying the order appealed from and the grounds of appeal, along with the applicable fee.

The Zoning Inspector shall transmit to the Board of Zoning Appeals all of the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for the public hearing of the appeal, give at least ten (10) days' notice in writing to the parties in interest and to all property owners within two hundred (200) feet of the subject tract, give notice of such public hearing ~~by one publication in one~~ on the township's website and social media account, or ~~more newspapers in a newspaper~~ of general circulation in Trumbull County, or as otherwise permitted by law, at least ten (10) days before the date of such hearing, and decide the appeal within a reasonable time after the conclusion of the hearing.

402- HEARING BEFORE THE BOARD OF ZONING APPEALS ON AN APPLICATION FOR A VARIANCE OR CONDITIONAL USE

The Board of Zoning Appeals shall fix a reasonable time for a public hearing on an application, for a variance or conditional use, give at least ten (10) days' notice in writing to the parties in interest and to all adjacent property owners, and give notice of such public hearing ~~by publication in one~~ on the township's website and social media account, or ~~more newspapers in a newspaper~~ of general circulation in Trumbull County, or as otherwise permitted by law, at least ten (10) days before the date of such hearing. Failure to give any such notice shall not invalidate any decision of the Board of Zoning Appeals.

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1508.7 Removal of Junk Motor Vehicles Located on Private Property.

1508.7.3 The Board shall serve the notice by sending it by certified mail, return receipt requested, to the owner of the land, if the owner resides in the Township or if the owner resides outside the Township and the owner's address is known or ascertainable through an exercise of reasonable diligence. The Board also shall send notice in such manner to any holders of liens of record on the land. If a notice sent by certified mail is refused or unclaimed within fourteen (14) days of its mailing, or if an owner's address is unknown and cannot reasonably be ascertained by an exercise of reasonable diligence, the Board shall ~~publish the notice one~~ give notice on the township's website and social media account, or in a newspaper of general circulation in ~~the Township before the removal of the vehicle, and, if the land contains any structures, the Board also shall post the notice on the principal structure on the land~~ Trumbull County, or as otherwise permitted by law. A notice sent by certified mail shall be deemed to be served on the date it was received as indicated by the date on a signed return receipt. A notice given by publication shall be deemed to be served on the date of the ~~newspaper~~ publication in the newspaper or on the township's website.