

Franklin Township, Portage County
Board of Zoning Appeals
July 9, 2018

Present: Chair David Hansford, Marilyn Sessions, Glenn Russell, and Shawn Martin, Board Members; Sam Abell, Zoning Inspector; Jenny August, Administrative Assistant.

Mr. Hansford called the Board of Zoning Appeals meeting to order at 7:00 p.m. He introduced the Board Members and explained the procedures for the meeting.

7:00 Hearing:

At 7:00 p.m. an application by Lynn Martinis, 9133 Seminole Lane, Macedonia OH representing William T. Bush, 6526 Cherry Lane for the property located at 6524/6530 W. Shore Dr (parcel numbers 12-039-30-00-019-000 & 12-039-30-00-020-000) was heard for variances to Section 304.03.A.1 which requires a minimum lot area of 11,000 square feet for a single-family dwelling, Section 304.03.B.1 which requires a minimum lot width at the building line of 80 feet for a single-family dwelling and Section 304.04.B which requires a minimum rear yard depth of 30 feet. The applicant requested these variances in order to erect a single-family dwelling on the combined parcels which will have a lot area of 6583.72 square feet, lot width at the building line of 72 feet and rear yard depth of 10 feet.

Mr. Hansford asked who is here to speak to this tonight. Mrs. Lynn Martinis of 9133 Seminole Lane, Macedonia and her brother in law Mr. Dan Dobek of 4603 Silver Creek Rd. Brecksville were both sworn in representing William T. Bush. Mrs. Martinis said that she would like to build a single family home to be near her brother, William Bush. There is already a variance in the rear yard for a sewer line.

Mr. Russell asked if there is anything on the property now. Mrs. Martinis said there is just an old shed that will be removed. Mr. Dobek noted that each parcel previously had homes, but they have been torn down. Mr. Russell asked who owns these lots, and if they intend to live in the house or use it for a rental. Mrs. Martinis said her brother William owns both lots and is very ill. She plans to live in the house once it is built.

Mr. Hansford reviewed the standards for area variances:
1-yes, 2-yes, 3-no, 4-no, 5-yes, 6-yes, 7-yes.

Mr. Hansford asked if anyone in the audience would like to comment.

Mrs. Marilyn Knight of 6498 West Shore Drive was sworn in. She grew up in Brady Lake, and for the last four years she has lived in a cottage next door to this property. She thinks having a nice home there would benefit the neighborhood.

Mr. Richard Warren of 2099 Brady Lake Road was sworn in. He is the President of the Lake Board. They are all in favor of new construction.

Zoning Inspector Sam Abell noted that Portage County Regional Planning has approved the replatting / lot combining. If this Board approves the variances tonight, they will sign the paperwork.

Regarding the variance for the minimum lot area, Mr. Russell moved to allow a variance of 4416.28 square feet with a second from Mr. Hansford. All Board members voted yes. The variance was approved.

Regarding the variance for minimum lot width at the building line, Mrs. Sessions moved to allow a variance of 8 feet reducing the minimum required 80 feet down to 72 feet wide at the building line, with a second from Mr. Russell. All Board members voted yes. This variance was also approved.

Regarding the variance for the minimum rear yard depth, Mr. Hansford moved to allow a variance of 20 feet, with a second from Mr. Martin. All Board members voted yes. The variance was approved.

Mr. Hansford noted that there was a 30-day appeal period that would begin after the minutes of this meeting were journalized. The journalizing will occur at the next meeting of the Board of Zoning Appeals.

Approval of Minutes: Mrs. Sessions moved to approve the minutes as presented from the June 11, 2018 meeting. Mr. Hansford seconded the motion. All Board members voted yes. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for August 13, 2018 at 7:00 p.m.

Adjournment: The meeting was adjourned at 7:26 pm.

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford