

Franklin Township, Portage County
Board of Zoning Appeals
September 11, 2017

Present: Chair David Hansford, Ann Hanna, John Zeit, 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 Schneller LLC, 6019 Powdermill Road, Kent for the property located at 6019 Powdermill Road Kent (parcel number 12-020-00-00-029-00) was heard to reduce a side yard requirement where a rail right-of-way abuts the property (Section 322.03). The applicant requested to build a manufacturing structure 36 feet from the rail right-of-way.

Mr. Hansford asked who is here to speak to this tonight.

Mr. Kurt Egbers of 6019 Powdermill Road Kent representing Schneller LLC was sworn in. This manufacturing structure is helpful in fire suppression and safety. The location works best with the fire hydrants.

Mr. Russell asked why the hydrants are being placed there. Mr. Egbers said that this was the spot that was recommended by their fire suppression expert as well as the Kent Fire Department. It is a high hazard area. There was another option but it was not the preference of the Kent Fire Department.

Mr. Hansford asked if there would be anyone working in this building other than occasional maintenance workers. Mr. Egbers said occasional maintenance and annual inspections will take place there, but no regular employees will be working in this building.

Mr. Zeit asked if there will be access along the asphalt driveway to the north for the fire department. Mr. Egbers said yes, as well as the gravel area.

Mr. Hansford opened the meeting to public comment. Nobody spoke.

Mr. Zeit moved to reduce the side yard requirement that abuts a rail right of way by 14 feet to allow a structure to be 36 feet from rail right of way. Mr. Martin seconded the motion. All Board members voted yes. The variance request 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: Mr. Hansford moved to approve the minutes as presented from the August 7, 2017 meeting. Mr. Zeit seconded the motion. All Board members voted yes. The meeting minutes were approved.

7:15 Hearing:

At 7:15 p.m. an application by R.C. Norman Construction, 2708 Front St., Cuyahoga Falls, Ohio 44221 representing Philip & Susan Yanchar, 5630 Caranor Drive, Kent for the property located at 5630 Caranor Drive, Kent (parcel number 12-016-10-00-011-000) was heard for two variances to section 303.04.A which requires a 45' front yard setback. The applicant requested to erect a detached garage 31.7' from the right-of-way of Caranor Drive and construct an addition to an existing house which will be 37.6' from the right of way of Carlton Drive.

Mr. James Nyman of 2372 16th St. Cuyahoga Falls was sworn in. He is the building contractor. This is a corner lot with two front yards. The addition is going to be a new master bedroom upgrade. The accessory building is because Mr. Yanchar is a car collector and would like higher ceilings to make it easier to work on his cars.

Mr. Russell asked him if he plans to keep the existing garage. Mr. Nyman said yes.

Ms. Hanna asked him if the new garage will be the same scale as the house. Mr. Nyman said yes, the roof height will be identical. Ms. Hanna asked if there will be landscaping or some type of arbor connecting the two buildings. Mr. Nyman said there is already a sidewalk.

Mr. Zeit noted that the house is brick. He asked if the addition will be brick as well. Mr. Nyman said it will be vinyl shakes. He thinks it will be a nice contrast and will keep the cottage style look. Ms. Hanna asked if the garage will also have vinyl shakes. They will.

Mr. Phillip Yancher of 5630 Caranor Dr. Kent was sworn in. He said the bedroom addition will be sort of an octagon shape with a porch. The garage will be at a pleasing angle with the same door. The siding and gutters will match.

Mr. Mark Osanich of 5632 Caranor Drive Kent was sworn in. He supports this project and thinks it will be a nice addition to the neighborhood. He thinks it will raise property values as well.

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

Mr. Hansford moved to allow a reduction of 13.3 feet of a front yard setback to allow a detached garage on Caranor Drive. Mr. Russell seconded the motion. All Board members voted yes. The variance was approved.

Ms. Hanna moved to allow a reduction of 7.4 feet of a front yard setback to allow for an addition to the existing house on Carlton Drive. Mr. Zeit seconded the motion. All Board members voted yes. The variance was approved.

Next Meeting: The next meeting is scheduled for October 2, 2017 at 7:00 p.m.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford