

# Medina Township

- Zoning Commission -



August 1, 2014

Colleen Swedyk  
Medina County Recorder  
144 N. Broadway Street, Room 117  
Medina, Ohio 44256

## **Re: Section 706 Non-Conforming Lots of Record - Resolution No. 07032014-017**

Mr. DeMichael motioned to delete the current wording of Section 706 Non-Conforming Lots in its entirety and replace it with the following wording:

### **Section 706 Non-conforming Lots of Record**

- A. In any district in which single family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected on any legal lot of record at the effective date of the adoption or amendment of this Resolution, notwithstanding limitation imposed by other provisions of this Resolution, provided all such lots are approved by the Medina County Health Department for on-site sewer and water facilities if applicable. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the current regulations for the district in which such lot is located. Variances of requirements listed in this resolution other than lot area or lot width shall be obtained only through action of the Zoning Board of Appeals as provided in Appendix I
- B. A nonconforming lot or lots of record which do not comply with the area or width or both of the current Medina Township Zoning Resolution may be considered for replat or combination so long as any change in the area, width or both of new nonconforming lot or lots resulting from said replat or combination does not create any lot less compliant with the current legal lot regulations. Any new nonconforming lot or lots created as a result of this section must also comply with conditions as set forth in Section 706A.

Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael and Mr. Jarrett.

Please record the following Medina Township Zoning Text Amendment change.

Respectfully,

Laurie Shoemaker  
Medina Township Zoning Secretary