

**MEDINA TOWNSHIP  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
FEBRUARY 21, 2019**

Vice Chairperson Blakemore called the public hearing of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Blakemore, West, Watts and Basilone were in attendance. Permanent member Morel was absent. Alternate member Payne sat in for a full Board.

**PUBLIC HEARING**

**Jim & Annette Pateneau-3774 Hunting Run Rd.**

Secretary Ferencz read the application into the record. The applicants are Jim & Annette Pateneau. Address of the property requiring the variance-3774 Hunting Run Rd. Present Zoning-~~R1B~~ Previous variance request(s)-No.

Variance being requested & Explanation of Requested Variances:

Variance request of Section 403.4 D-4 Minimum Side Yard Setback-10 ft. Asking for an 4'-6" variance to construct an addition 5'-6" from the side property line.

The addition is not obtainable due to lot configuration and steep slope of the existing grade.

The objective for the addition is to accommodate a hearth for the elderly couple which would be accessible from the main floor.

The addition is designed to blend with the existing home and cannot be seen from the street.

Mr. Nick Sirna from Peninsula Architects was sworn in. He stated his firm designed the existing house approximately 9 years ago and dealt with topography issues back then. The house has three floors which one is the walkout basement. He continued that the owners have called the firm back to design an addition which includes adding a sun room to the first floor to have better views of the lake. Mr. Sirna stated he found the original site plan for the house and the plot line was very unusual so the proposed location is the best location for this addition. Realistically, this addition cannot be located in any other area without putting it on the lower level of the house. The proposed location will make the addition hidden from the street and will blend in with the existing residence. We are requesting a asking for 4'-6" variance to make this happen.

Mr. Sirna continued what is not shown on the site plan is the elevated patio which is off the main living space and the dramatic drop to the lower level. Mr. Basilone asked for some clarification as it seemed like they would be encroaching on someone's property. Mr. Sirna stated they were not going past the rear edge of the house; but were actually staying in the parameters of the exiting house.

The property next door is owned by the park district. He added that the property was originally owned by a watershed which is still considered the lake so when they did this development they kept a little piece of it. He added this was a unique parcel due to the topography.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes in terms of the percentage of the variance.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated given the topography the answer is no.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes, especially in this particular case.

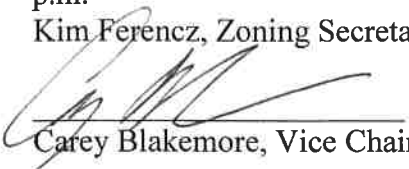
Mr. West made a motion to grant a 4'-6" side yard setback variance to construct an addition 5-6" at the southwest corner of the house for the property located at 3774 Hunting Run Rd. It was seconded Mr. Payne.

**ROLL CALL**-West-yes, Payne-yes, Watts-yes, Basilone-yes, Blakemore-yes.  
The variance request was granted.

The minutes to the Boards October 17, 2018 hearing and the January 15, 2019 organizational meeting/public hearing were approved as written.

Having no further business before the Board, the hearing was officially adjourned at 7:22 p.m.

Kim Ferencz, Zoning Secretary

  
Carey Blakemore, Vice Chairperson