

**MEDINA TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
JUNE 15, 2016**

Chairperson Ed Morel called the public hearing of the Medina Township Board of Zoning Appeals to order at 7:30 p.m. Permanent Board members Morel, Blakemore, West, and Gray were in attendance. Mr. Stopa was absent. Alternate member Payne was also absent. Mr. Boris Williams was also in attendance. Mr. Williams sat in for a full Board.

Chair Morel explained the procedures of the hearing.

Thorne variance request-3255 Old Weymouth Rd.

Secretary Ferencz read the application into the record. The applicant is Josh Thorne. Address of the property requiring the variance-3255 Old Weymouth Rd. Present Zoning- RR. Previous variance requests-none.

Variance being requested- Section 401.3D. Minimum Front Yard Depth-100 ft. 79 ft. Porch roof will be 87' from ROW. Requesting a 13' variance.

Please explain A. How the strict application of the Resolution will result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Resolution B. What exceptional circumstances or conditions apply to this property that do not generally apply to others in the same district C. why the granting of the variance will not be detrimental to the public interest or to property or improvements in such district and will not materially impair the purpose of the Resolution.

The response is as follows:

House was built in 1948 with the porch pre-existing that we would like to put a 8x20 porch roof over since it is our front door with it being built in 1948 RR code front yard setback was 80 ft. and now switched to 100 ft.

We would like to have a small roof over our front door for company and ourselves to unlock and got through the door when raining and to keep the rain out of the house when opening the door.

The applicant, Mr. Josh Thorne was sworn in. Mr. Thorne stated there is an existing deck and he wanted to put a roof over it. He continued that they already obtained a permit for an addition to the home. The roof would be tied into the addition so it is even with the front of the home.

Chair Morel stated last month the Board heard a similar variance request i.e. Harney for a front yard depth variance for an addition to the existing residence in the Weymouth community area of the Township. It was stated then and is the same in this case that in order for these older home to be renovated, updated or any additions made to them, variances would need to be considered due to the age of the home. The Board concurred.

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 it was borderline.
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 in order for the homes in this area to be improved variances like this are going to have to be considered.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. West made a motion to approve a 13 ft. minimum front yard depth variance for the construction of a porch roof over the existing deck to be 87 ft. from the ROW for the property located at 3255 Old Weymouth Rd. It was seconded by Mr. Blakemore.

ROLL CALL-West-yes, Blakemore-yes, Gray-yes, Williams-yes, Morel-yes.
The variance request was approved.

The May 18, 2016 meeting minutes were tabled.

Having no further business before the Board, the hearing was officially adjourned at 7:42 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

Ed Morel, Chairperson


